

**CHATEAU DEVILLE CONDOMINIUM
ASSOCIATION INC MARCH 2025 FINANCIALS**

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

Friday, April 25, 2025

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

Run Date: 04/25/2025
Run Time: 11:58 AM

BALANCE SHEET
As of: 03/31/2025

Assets

Account #	Account Name	Total
1010	CCBG OPERATING	\$18,015.80
1011	CCBG SPECIAL ASSESSMENTS	\$777.12
1030	FCCU-RESERVE	\$264.09
1100	TRANSFER	(\$645.00)
1310	ACCOUNTS RECEIVABLE	\$16,782.53
1315	SPECIAL ASSESSMENT RECEIVABLE	\$3,773.12
1320	RESERVE FUND	(\$6,005.26)
1630	PRE-PAID EXPENSES	\$5,727.72
	TOTAL ASSETS	<u>\$38,690.12</u>

Liabilities

Account #	Account Name	Total
3010	ACCOUNTS PAYABLE	\$45,588.46
3310	PREPAID OWNER ASSESSMENTS	\$9,910.18
3315	ACCRUED EXPENSES	\$1,759.02
	TOTAL LIABILITIES	<u>\$57,257.66</u>

Equity

Account #	Account Name	Total
5010	PRIOR YEARS EQUITY	\$245,642.05
	Current Year Net Income/(Loss)	(\$264,209.59)
	TOTAL EQUITY	<u>(\$18,567.54)</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$38,690.12</u>

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 04/25/2025
Run Time: 11:58 AM

INCOME STATEMENT

Start: 03/01/2025 | End: 03/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6310 ASSESSMENT INCOME	23,970.00	23,876.00	94.00	287,415.09	286,512.00	903.09	286,512.00
6311 SPECIAL ASSESSMENT	0.00	0.00	0.00	278.00	0.00	278.00	0.00
6315 STORAGE RENT MONTHLY	0.00	100.00	(100.00)	0.00	1,200.00	(1,200.00)	1,200.00
6325 ESTOPPEL FEE INCOME	0.00	80.00	(80.00)	0.00	960.00	(960.00)	960.00
6340 LATE FEES/SERVICE CHARGES	7,186.74	30.00	7,156.74	13,269.50	360.00	12,909.50	360.00
6390 BANK INTEREST INCOME	0.03	0.00	0.03	566.95	0.00	566.95	0.00
Income Total	31,156.77	24,086.00	7,070.77	301,529.54	289,032.00	12,497.54	289,032.00

Total Income	31,156.77	24,086.00	7,070.77	301,529.54	289,032.00	12,497.54	289,032.00
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Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Corporate Expense							
7010 DNU - CORPORATE ANNUAL REPORT	61.25	0.00	(61.25)	122.50	0.00	(122.50)	0.00
7025 INSURANCE GENERAL	5,588.80	6,000.00	411.20	94,913.60	72,000.00	(22,913.60)	72,000.00
7030 ACCOUNTING/TAX PREP	0.00	155.00	155.00	31.45	1,860.00	1,828.55	1,860.00
7040 LICENSE AND TAXES	0.00	52.00	52.00	0.00	624.00	624.00	624.00
Corporate Expense Total	5,650.05	6,207.00	556.95	95,067.55	74,484.00	(20,583.55)	74,484.00

General & Administrative

7310 DNU - BANK CHARGES	25.00	0.00	(25.00)	331.00	0.00	(331.00)	0.00
7340 DNU - WEBSITE/DOMAIN	0.00	0.00	0.00	144.00	0.00	(144.00)	0.00
7350 LEGAL/PROFESSIONAL	0.00	50.00	50.00	4,479.50	600.00	(3,879.50)	600.00
7360 MANAGEMENT FEES	2,200.00	1,692.00	(508.00)	26,400.00	20,304.00	(6,096.00)	20,304.00
7361 DNU MANAGMENT SOFTWARE	0.00	0.00	0.00	1,325.00	0.00	(1,325.00)	0.00
7380 OFFICE EXPENSE - GENERAL	492.34	0.00	(492.34)	2,448.27	0.00	(2,448.27)	0.00
General & Administrative Total	2,717.34	1,742.00	(975.34)	35,127.77	20,904.00	(14,223.77)	20,904.00

Maintenance & Operating

8230 DNU - CLEANING/JANITORIAL	1,345.00	0.00	(1,345.00)	24,098.75	0.00	(24,098.75)	0.00
8240 DNU - PLUMBING MAINTENANCE	0.00	0.00	0.00	6,971.90	0.00	(6,971.90)	0.00
8250 DNU - ROOF REPAIRS	1,000.00	0.00	(1,000.00)	14,672.50	0.00	(14,672.50)	0.00
8260 FERTILIZATION/PEST CONTROL	503.10	130.00	(373.10)	2,188.57	1,560.00	(628.57)	1,560.00
8265 TERMITE BOND	0.00	250.00	250.00	3,000.00	3,000.00	0.00	3,000.00
8270 DNU - LIGHT MAINTENANCE (MAINT)	0.00	0.00	0.00	978.00	0.00	(978.00)	0.00
8280 MAINTENANCE LABOR & SUPPLIES	3,755.18	100.00	(3,655.18)	21,054.49	1,200.00	(19,854.49)	1,200.00
8300 DNU - TRASH PICK-UP	1,575.00	0.00	(1,575.00)	6,939.04	0.00	(6,939.04)	0.00
Maintenance & Operating Total	8,178.28	480.00	(7,698.28)	79,903.25	5,760.00	(74,143.25)	5,760.00

Landscape Expense

8670 LANDSCAPE CONTRACT	1,575.00	850.00	(725.00)	10,237.50	10,200.00	(37.50)	10,200.00
8672 LANDSCAPE MAINTENANCE - GENERAL	0.00	0.00	0.00	736.25	0.00	(736.25)	0.00
Landscape Expense Total	1,575.00	850.00	(725.00)	10,973.75	10,200.00	(773.75)	10,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Pool Expense							
8930 POOL MAINTENANCE	0.00	700.00	700.00	1,992.45	8,400.00	6,407.55	8,400.00
Pool Expense Total	0.00	700.00	700.00	1,992.45	8,400.00	6,407.55	8,400.00
Utilities							
9610 ELECTRIC	0.00	0.00	0.00	0.00	1,476.65	1,476.65	1,476.65
9620 UTILITIES	4,928.53	5,461.03	532.50	55,118.27	65,532.91	10,414.64	65,532.91
9630 SECURITY	0.00	60.00	60.00	0.00	720.00	720.00	720.00
9635 DNU - GARBAGE/RECYCLE	128.87	0.00	(128.87)	1,288.70	0.00	(1,288.70)	0.00
9650 WATER/SEWER	0.00	0.00	0.00	4,091.20	9,530.44	5,439.24	9,530.44
Utilities Total	5,057.40	5,521.03	463.63	60,498.17	77,260.00	16,761.83	77,260.00
Reserve Contributions							
9920 CAPITAL IMPROVEMENTS	0.00	1,000.00	1,000.00	0.00	12,000.00	12,000.00	12,000.00
9925 PLUMBING	0.00	2,000.00	2,000.00	1,664.00	24,000.00	22,336.00	24,000.00
9930 ROOF	0.00	2,500.00	2,500.00	28,597.50	30,000.00	1,402.50	30,000.00
9935 LANDSCAPING & TREE	0.00	500.00	500.00	0.00	6,000.00	6,000.00	6,000.00
9940 POOL	0.00	500.00	500.00	11,362.69	6,000.00	(5,362.69)	6,000.00
9945 INSURANCE ROOF REPAIRS	1,700.00	0.00	(1,700.00)	240,552.00	0.00	(240,552.00)	0.00
Reserve Contributions Total	1,700.00	6,500.00	4,800.00	282,176.19	78,000.00	(204,176.19)	78,000.00
Total Expense	24,878.07	22,000.03	(2,878.04)	565,739.13	275,008.00	(290,731.13)	275,008.00
Net Income	6,278.70	2,085.97	4,192.73	(264,209.59)	14,024.00	(278,233.59)	14,024.00

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

Run Date: 04/25/2025
Run Time: 11:58 AM

As of: 03/31/2025

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
128CDV1	128	JOSEPH CROSBY 2020 CONTINENTAL AVE 128	COLLECTION S-ALLIANCE	\$310.95	\$363.43	\$303.61	\$6,794.47	\$7,772.46
208CDV1	208	NOELLE & EDDIE PONTON 2020 CONTINENTAL AVE 208	COLLECTION S ITF	\$295.12	\$324.29	\$284.10	\$2,876.09	\$3,779.60
137CDV1	137	ASHLEY BLAKELY 2020 CONTINENTAL AVE 137	COLLECTION S-ALLIANCE	\$287.82	\$309.70	\$276.82	\$1,753.70	\$2,628.04
215CDV1	215	GEORGES BARBEROUSSE 2020 CONTINENTAL AVE 215	COLLECTION S-ALLIANCE	\$373.23	\$295.53	\$262.27	\$513.64	\$1,444.67
220CDV1	220	JERALDINE FOSTER EWING 2020 CONTINENTAL AVE 220	COLLECTION S-ALLIANCE	\$365.87	\$280.79	\$253.45	\$3.63	\$903.74
141CDV1	141	TAMEKA RENA GERMAN 2020 CONTINENTAL AVE 141	COLLECTION S-ALLIANCE	\$365.23	\$279.51	\$205.10	\$0.00	\$849.84
223CDV1	223	MICHAEL ADAMS 2020 CONTINENTAL AVE 223	COLLECTION S-ALLIANCE	\$362.67	\$281.69	\$26.34	\$0.00	\$670.70
138CDV1	138	RICHARD FAIL & TIFFANIE RADNEY 2020 CONTINENTAL AVE 138	COLLECTION S-ALLIANCE	\$362.29	\$280.93	\$3.64	\$0.00	\$646.86
242CDV1	242	DARYL PRICE 2020 CONTINENTAL AVE 242		\$259.22	\$44.79	\$4.21	\$81.58	\$389.80
219CDV1	219	ZAINABU RUMALA 2020 CONTINENTAL AVE 219		\$259.91	\$91.13	\$0.00	\$0.00	\$351.04
101CDV1	101	MARK DAHLEY 2020 CONTINENTAL AVE 101		\$259.20	\$39.33	\$0.00	\$0.00	\$298.53
233CDV1	233	AJEM ENTERPRISES LLC 2020 CONTINENTAL AVE 233		\$258.65	\$0.00	\$0.00	\$0.00	\$258.65
143CDV1	143	TERENCE MCGINN 2020 CONTINENTAL AVE 143		\$255.00	\$0.00	\$0.00	\$0.00	\$255.00
150CDV1	150	TODD & MONICA SONTAG (*) 2020 CONTINENTAL AVE 150		\$255.00	\$0.00	\$0.00	\$0.00	\$255.00
206CDV1	206	BROOKS BETTS 2020 CONTINENTAL AVE 206		\$27.86	\$0.00	\$0.00	\$0.00	\$27.86
201CDV1	201	GASFORD GOLLAUB 2020 CONTINENTAL AVE 201		\$10.62	\$0.30	\$0.15	\$0.60	\$11.67
209CDV1	209	CASSAUNDRA BEARD 2020 CONTINENTAL AVE 209		\$0.00	\$0.00	\$0.00	\$8.54	\$8.54
150CDV1	150	PETER TOROCSIK 2020 CONTINENTAL AVE 150		\$3.65	\$0.00	\$0.00	\$0.00	\$3.65
Community Total				\$4,312.29	\$2,591.42	\$1,619.69	\$12,032.25	\$20,555.65

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
01 - Late Fee	1310	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
03 - COLLECTIONS RECEIVABLE	1310	\$500.00	\$75.00	\$0.00	\$230.00	\$805.00
04 - Interest Fee	1310	\$204.35	\$309.06	\$118.80	\$752.10	\$1,384.31
A1 - Assessment	1310	\$3,607.94	\$2,207.36	\$1,500.89	\$7,227.03	\$14,543.22
S2 - SPECIAL ASSESSMENT	1315	\$0.00	\$0.00	\$0.00	\$3,773.12	\$3,773.12
Grand Total:		\$4,312.29	\$2,591.42	\$1,619.69	\$12,032.25	\$20,555.65

Account#	Account Description	Delinquency Amount
1310	ACCOUNTS RECEIVABLE	\$16,782.53
1315	SPECIAL ASSESSMENT RECEIVABLE	\$3,773.12
Total:		\$20,555.65

Total Number of Homes: 18

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 04/25/2025
Run Time: 11:58 AM

PREPAID OWNERS

As of: 03/31/2025

Owner	Address	Account #	Lot #		Prepaid Balance
PAUL W. & BETTY H. GODFREY	2020 CONTINENTAL AVE 102	102CDV1	102	PP - General	\$255.00
				Total	\$255.00
DONNIE & RACHEL MARTINEZ	2020 CONTINENTAL AVE 104	104CDV1	104	PP - General	\$255.00
				Total	\$255.00
TUS NUA LLC	2020 CONTINENTAL AVE 105	105CDV1	105	PP - General	\$255.00
				Total	\$255.00
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	\$291.83
				Total	\$291.83
L & R INTERNATIONAL INC	2020 CONTINENTAL AVE 115	115CDV	115	PP - General	\$940.10
				Total	\$940.10
CAROLE & NICHOLAS DADDONA	2020 CONTINENTAL AVE 116	116CDV1	116	PP - General	\$255.00
				Total	\$255.00
VICKIE KIME	2020 CONTINENTAL AVE 120	120CDV1	120	PP - General	\$0.82
				Total	\$0.82
JEFFEREY N. SAMMONS	2020 CONTINENTAL AVE 124	124CDV1	124	PP - General	\$257.55
				Total	\$257.55
ELIZABETH ROSARIO	2020 CONTINENTAL AVE 130	130CDV1	130	PP - General	\$0.04
				Total	\$0.04
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	\$255.00
				Total	\$255.00
IMRE & MARITA ZDROBA	2020 CONTINENTAL AVE 205	205CDV1	205	PP - General	\$510.00
				Total	\$510.00
JEFFERY SAMMONS	2020 CONTINENTAL AVE 207	207CDV1	207	PP - General	\$42.55
				Total	\$42.55
IMRE & MARITA ZROBA	2020 CONTINENTAL AVE 216	216CDV1	216	PP - General	\$510.00
				Total	\$510.00
HOLLIE MARIE RICHTERKESSING	2020 CONTINENTAL AVE 217	217CDV1	217	PP - General	\$350.00
				Total	\$350.00
BARVENSKY ESTATES LLC	2020 CONTINENTAL AVE 227	227CDV1	227	PP - General	\$1,329.64
				Total	\$1,329.64
TIMOTHY & CYNTHIA CUEVAS	2020 CONTINENTAL AVE 230	230CDV1	230	PP - General	\$255.00
				Total	\$255.00
NANCY CHRISTINE MADDEN	2020 CONTINENTAL AVE 234	234CDV1	234	PP - General	\$1,145.10
				Total	\$1,145.10
JEFFERY N. SAMMONS	2020 CONTINENTAL AVE 235	235CDV1	235	PP - General	\$257.55
				Total	\$257.55
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	\$765.00
				Total	\$765.00
				PP - General	\$9,910.18
				Total	\$9,910.18

Aged Open Items

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.

As of: 03/31/2025

Run Date: 04/25/2025

Run Time: 11:58 AM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
542969	TPAM-TPAM 7380 OFFICE EXPENSE - GENERAL	18862	3/31/2025	\$432.34	\$0.00	\$0.00	\$0.00
551410	PRO-PRO ROOFING 9945 INSURANCE ROOF REPAIRS	3081	10/1/2024	\$0.00	\$0.00	\$0.00	\$34,960.00
542479	MAR-MARPAN SUPPLY CO, INC 9635 DNU - GARBAGE/RECYCLE	1790695	3/27/2025	\$128.87	\$0.00	\$0.00	\$0.00
542923	TPAM-TPAM 7010 DNU - CORPORATE ANNUAL REPORT	18839	3/31/2025	\$67.25	\$0.00	\$0.00	\$0.00
520233	PRO-PRO ROOFING 9945 INSURANCE ROOF REPAIRS	3081	10/1/2024	\$0.00	\$0.00	\$0.00	\$10,000.00
Total				\$628.46	\$0.00	\$0.00	\$44,960.00

Grand Total

\$45,588.46

**CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.**
BANK RECONCILIATION
Statement Date: 3/31/2025

Run Date: 04/25/2025
Run Time: 11:58 AM

Reconciliation Summary: CCB - CAPITAL CITY BANK				GL Account: 1010 - CCBG OPERATING	
Bank Statement Balance	\$17,200.80	Account Balance		\$18,015.80	
GL Account Balance	\$18,015.80	+ Uncleared Payments		\$695.00	
Difference	(\$815.00)	- Uncleared Deposits		\$1,510.00	
		Reconciling Balance		\$17,200.80	
		- Statement Balance		\$17,200.80	
		Difference		\$0.00	

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
	3/31/2025	AR 539100 Cash Receipts - Direct Debit	Uncleared	95.00	0.00
	3/31/2025	AR 539150 Cash Receipts - Direct Debit	Uncleared	255.00	0.00
	3/31/2025	AR 539306 Cash Receipts - Direct Debit	Uncleared	350.00	0.00
191	3/31/2025	AP 539461 TPAM - TPAM	Uncleared	0.00	175.00
	3/30/2025	AR 538991 Cash Receipts - Direct Debit	Uncleared	255.00	0.00
	3/29/2025	AR 538950 Cash Receipts - Direct Debit	Uncleared	255.00	0.00
100166	3/7/2025	517068 BENST - BEN STOWELL, LLC	Uncleared	0.00	120.00
	12/6/2024	457621 Bank Account Transfer	Uncleared	0.00	400.00
	11/23/2024	AR 435904 Cash Receipts - Manual	Uncleared	300.00	0.00
Totals				\$1,510.00	\$695.00



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[Capital City Bank OnLine](#)

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

Date 3/31/25
Primary Account

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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

EVERYDAY CHECKING FOR BUSINESS	Images	22
Account Number XXXXXX9636	Statement Dates	3/03/25 thru 3/31/25
Previous Balance 7,089.36	Days in this Statement Period	29
21 Deposits/Credits 41,165.09	Avg Ledger Balance	9,399.64
24 Checks/Debits 31,043.65	Avg Collected Balance	9,399.64
Service Charges 10.00		
Interest Paid .00		
Ending Balance 17,200.80		

SERVICE CHARGE BREAKDOWN

*SC DETAIL-MAINTENANCE FEE	10.00
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DEPOSITS AND OTHER CREDITS

Date	Description	Amount
3/04	REMOTE CAPTURE DEPOSIT	1,275.00



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Capital City Bank OnLine

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

Date 3/31/25
Primary Account

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EVERYDAY CHECKING FOR BUSINESS

XXXXXXX9636 (Continued)

DEPOSITS AND OTHER CREDITS				
Date	Description			Amount
3/05	PAYLEASE.COM 414659573	CREDIT	CCD	510.00
3/05	PAYLEASE.COM 414954169	CREDIT	CCD	255.00
3/06	PAYLEASE.COM 415042363	CREDIT	CCD	1,304.58
3/07	PAYLEASE.COM 415561854	CREDIT	CCD	7,194.64
3/07	PAYLEASE.COM 415755838	CREDIT	CCD	1,020.00
3/10	PAYLEASE.COM 415797477	CREDIT	CCD	510.00
3/11	REMOTE CAPTURE DEPOSIT			2,805.00
3/12	PAYLEASE.COM 416193324	CREDIT	CCD	2,411.96
3/12	PAYLEASE.COM 416255883	CREDIT	CCD	1,614.18
3/13	PAYLEASE.COM 416299276	CREDIT	CCD	510.00
3/13	REMOTE CAPTURE DEPOSIT			510.00
3/17	PAYLEASE.COM 416450686	CREDIT	CCD	255.00
3/19	PAYLEASE.COM 416643900	CREDIT	CCD	1,000.00
3/20	PAYLEASE.COM 416704905	CREDIT	CCD	510.00
3/20	REMOTE CAPTURE DEPOSIT			2,805.00
3/24	REMOTE CAPTURE DEPOSIT			1,536.60
3/25	PAYLEASE.COM 416908000	CREDIT	CCD	255.00
3/27	PAYLEASE.COM 417062574	CREDIT	CCD	415.00
3/28	REMOTE CAPTURE DEPOSIT			14,213.13
3/31	PAYLEASE.COM 417353856	CREDIT	CCD	255.00



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Capital City Bank OnLine

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

Date 3/31/25
Primary Account

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EVERYDAY CHECKING FOR BUSINESS

XXXXXXX9636 (Continued)

OTHER DEBITS

Date	Description	Amount
3/06	ORKIN PESTWEB 9663400	335.40-
3/07	AGILE PREMIUMFINPAYMENTS CCD 22876948	1,876.88-
3/12	PAYLEASE.COM REV2ZEGO CCD 416228847	255.00-
3/14	CITY OF TALL-UTLBILLPAY PPD	4,928.53-
3/17	ORKIN PESTWEB 3245126	167.70-
3/18	PAYLEASE.COM REV2ZEGO CCD 416598184	255.00-
3/25	TREASURY MGMT SERVICE CHARGES	15.00-
3/31	SERVICE CHARGE	10.00-

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
3/04	178	2,120.00	3/20	187	705.18
3/03	179	2,200.00	3/24	188	2,500.00
3/04	180	1,325.00	3/31	189	1,700.00
3/04	181	357.29	3/31	190	1,050.00
3/05	182	345.17	3/13	100163*	787.50
3/17	183	5,000.00	3/10	100165*	1,200.00
3/13	184	45.00	3/17	100167*	1,575.00
3/14	185	250.00	3/31	100168	1,000.00
3/17	186	1,050.00			

* Denotes missing check numbers

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
3/03	4,889.36	3/05	2,781.90	3/07	10,088.84
3/04	2,362.07	3/06	3,751.08	3/10	9,398.84



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

Date 3/31/25
Primary Account

Page 4
XXXXXXX9636

EVERYDAY CHECKING FOR BUSINESS

XXXXXXX9636 (Continued)

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
3/11	12,203.84	3/18	3,191.25	3/27	6,492.67
3/12	15,974.98	3/19	4,191.25	3/28	20,705.80
3/13	16,162.48	3/20	6,801.07	3/31	17,200.80
3/14	10,983.95	3/24	5,837.67		
3/17	3,446.25	3/25	6,077.67		

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

**Merchant Capture Deposit Ticket**

Account Number: 10001199636
Date: 03/24/2025 11:00:49 AM
Amount: \$ 1,536.60

1006 3 100688812 1000 6 6 4 4 6 3 611 6 6 4 1000 6 4 2 6 3 6 31

12063 00068812 0000 0 09963610 0 04 170000 05366027

Check: 0 Amount: \$1,536.60 Date: 3/24/2025 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 03/13/2025 10:04:58 AM
Amount: \$ 510.00

15063 40068812 4000 4 4463611 4 44 70000 280500,

1206340068812 00004446361#44 1700000500001

Check: 0 Amount: \$510.00 Date: 3/13/2025 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 03/04/2025 03:06:50 PM
Amount: \$ 1,275.00

10063 10068812 10000 114463611 1144 100000 2805001

0063 1006881: 1000 1 1446361 1 14 10000 1 275001

Check: 0 Amount: \$1,275.00 Date: 3/4/2025 Remote Capture Deposit

CAPITAL CITY BANK

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

Check Number: 179

2/28/2025

TPAM

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

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

** \$2,200.00 **

[Signature]

AUTO-DEPOSITED SIGNATURE

⑆000179⑆ ⑆063100668⑆ 10001199536⑆

Check: 179 Amount: \$2,200.00 Date: 3/3/2025 Check 179

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

CAPITAL CITY BANK

Check Number: 181

3/3/2025

TPAM

** \$357.29 **

Pay: ***** THREE HUNDRED FIFTY SEVEN DOLLARS AND 29/100 CENTS *****

Memo: TPAM:
PO BOX 12412
TALLAHASSEE FL 32317

⑈000181⑈ ⑆063100688⑆ 1000149963⑆

Handwritten signature: J. [Signature]
Date: MAR 4 2025

Amount in Words: Three hundred fifty seven dollars and 29/100 cents

Check: 181 Amount: \$357.29 Date: 3/4/2025 Check 181

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC. PO BOX 12412 TALLAHASSEE FL 32317		CAPITAL CITY BANK	Check Number: 183
PRO ROOFING		3/11/2025	
Pay: ***** FIVE THOUSAND DOLLARS AND 00/100 CENTS *****		*** \$5,000.00 ***	
Memo:	PRO ROOFING 3649 HARTSFIELD RD TALLAHASSEE FL 32303	<i>Jim McLaughlin</i>	
3081		⑈000 183⑈ ⑈063 100688⑈ 1000 1199636⑈	

Check: 183 Amount: \$5,000.00 Date: 3/17/2025 Check 183



Check: 184 Amount: \$45.00 Date: 3/13/2025 Check 184

Check: 185 Amount: \$250.00 Date: 3/14/2025 Check 185

Check: 186 Amount: \$1,050.00 Date: 3/17/2025 Check 186

Check: 187 Amount: \$705.18 Date: 3/20/2025 Check 187

Check: 188 Amount: \$2,500.00 Date: 3/24/2025 Check 188

Check: 189 Amount: \$1,700.00 Date: 3/31/2025 Check 189

Check: 190 Amount: \$1,050.00 Date: 3/31/2025 Check 190

Check: 100163 Amount: \$787.50 Date: 3/13/2025 Check 100163

Check: 100165 Amount: \$1,200.00 Date: 3/10/2025 Check

100165	Check: 100167 Amount: \$1,575.00 Date: 3/17/2025 Check	100166
--------	--	--------

Check: 100168 Amount: \$1,000.00 Date: 3/31/2025 Check 100168

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: 3/31/2025

Run Date: 04/25/2025
Run Time: 11:58 AM

Reconciliation Summary: CCB - CAPITAL CITY BANK		GL Account: 1011 - CCBG SPECIAL ASSESSMENTS	
Bank Statement Balance	\$377.12	Account Balance	\$777.12
GL Account Balance	\$777.12	+ Uncleared Payments	\$0.00
Difference	(\$400.00)	- Uncleared Deposits	\$400.00
		Reconciling Balance	\$377.12
		- Statement Balance	\$377.12
		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 3/31/25
Primary Account

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XXXXXXX4640

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CHECKING ACCOUNT

MONEY MARKET BUSINESS		Images	0
Account Number	XXXXXXX4640	Statement Dates	3/03/25 thru 3/31/25
Previous Balance	392.09	Days in this Statement Period	29
Deposits/Credits	.00	Avg Ledger Balance	392.09
Checks/Debits	.00	Avg Collected Balance	392.09
Service Charges	15.00	Interest Earned	.03
Interest Paid	.03	Annual Percentage Yield Earned	0.10%
Ending Balance	377.12	2025 Interest Paid	.10

SERVICE CHARGE BREAKDOWN

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

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
3/31	INTEREST DEPOSIT	.03



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[Capital City Bank OnLine](#)

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

Date 3/31/25
Primary Account

Page 2
XXXXXXXX4640

MONEY MARKET BUSINESS

XXXXXXXX4640 (Continued)

OTHER DEBITS

Date	Description	Amount
3/31	SERVICE CHARGE	15.00-

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
3/03	392.09	3/31	377.12

INTEREST RATE SUMMARY

Date	Rate
3/02	0.100000%

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

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.

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**CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.**
BANK RECONCILIATION
Statement Date: 3/31/2025

Run Date: 04/25/2025
Run Time: 11:58 AM

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

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

**CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.**
CHECK REGISTER - SUMMARY
START: 03/01/2025 | END: 03/31/2025

Run Date: 04/25/2025
Run Time: 11:58 AM

Total: \$0.00

AP Distribution To GL

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

Start: 03/01/2025 | End: 03/31/2025

Run Date: 04/25/2025

Run Time: 11:58 AM

* Indicates change post paid

Invoice Expense Distribution

GL Account #	Date	Reference #	Vendor ID	Vendor Name	InvoiceNumber	Reference	Amount
1630 PRE-PAID EXPENSES							
	03/07/2025	550181	AGILE	AGILE - AGILE PREMIUM FINANCE	03072025	AGILE PREMIUMFINPAYMENTS CCD 22876948	\$1,876.88
						Account Total:	\$1,876.88
6340 LATE FEES/SERVICE CHARGES							
	03/19/2025	532203	TPAM	TPAM - TPAM	18660	COLLCETION FEE	\$500.00
	03/31/2025	542923	TPAM	TPAM - TPAM	18839	TPAM SALES	\$6.00
						Account Total:	\$506.00
7010 DNU - CORPORATE ANNUAL REPORT							
	03/31/2025	542923	TPAM	TPAM - TPAM	18839	TPAM SALES	\$61.25
						Account Total:	\$61.25
7360 MANAGEMENT FEES							
	03/01/2025	511619	TPAM	TPAM - TPAM	18332	MANAGEMENT FEES MARCH 2025	\$2,200.00
						Account Total:	\$2,200.00
7380 OFFICE EXPENSE - GENERAL							
	03/11/2025	521009	TPAM	TPAM - TPAM	18575	REPEAT CALLER	\$45.00
	03/31/2025	542969	TPAM	TPAM - TPAM	18862	ANCILLARY CHRGS MAR 2025	\$432.34
						Account Total:	\$477.34
8230 DNU - CLEANING/JANITORIAL							
	03/02/2025	513156	TPAM	TPAM - TPAM	18448	TPAM MAINT	\$1,050.00
	03/05/2025	517065	BENST	BENST - BEN STOWELL, LLC	4966		\$120.00
	03/26/2025	537484	TPAM	TPAM - TPAM	18685	BULK TRASH REMOVAL	\$175.00
						Account Total:	\$1,345.00
8250 DNU - ROOF REPAIRS							
	03/01/2025	550222	TADLO	TADLO - TADLOCK ROOFING- TALLAHASSEE	TLH-19411-1		\$1,000.00
						Account Total:	\$1,000.00
8260 FERTILIZATION/PEST CONTROL							
	03/06/2025	550121	OR1200	OR1200 - ORKIN EXTERMINATING,INC.	03062025	ORKIN ORKIN PESTWEB 9663400	\$335.40
	03/17/2025	550124	OR1200	OR1200 - ORKIN EXTERMINATING,INC.	03172025	ORKIN ORKIN PESTWEB 3245126	\$167.70
						Account Total:	\$503.10
8280 MAINTENANCE LABOR & SUPPLIES							
	03/18/2025	532151	TPAM	TPAM - TPAM	18653	TPAM SALES	\$205.18
	03/24/2025	535582	LJ24	LJ24 - LEONARD JACKSON	3.24.25.132	Deposit for 132 repair	\$900.00
	03/24/2025	535590	LJ24	LJ24 - LEONARD	3.24.25.232	232 Repair Deposit	\$1,600.00

GL Account #	Date	Reference #	Vendor ID	Vendor Name	InvoiceNumber	Reference	Amount
8300 DNU - TRASH PICK-UP	03/31/2025	539296	TPAM	JACKSON TPAM - TPAM	18811	TPAM MAINT	\$1,050.00
	Account Total:						\$3,755.18
	03/03/2025	513176	TPAM	TPAM - TPAM	18429	BULK TRASH	\$275.00
	03/14/2025	526260	TPAM	TPAM - TPAM	18583	TPAM MAINT	\$250.00
	03/17/2025	529494	TPAM	TPAM - TPAM	18615	TPAM MAINT	\$1,050.00
Account Total:							\$1,575.00
8670 LANDSCAPE CONTRACT	03/01/2025	517067	PRSL	PRSL - PRISTINE RATTLING SERVICES LLC	3154		\$787.50
	03/03/2025	517066	PRSL	PRSL - PRISTINE RATTLING SERVICES LLC	3113		\$787.50
	Account Total:						\$1,575.00
9620 UTILITIES	03/14/2025	550123	COT1	COT1 - CITY OF TALLAHASSEE	03142025	CITY OF TALL- UTLBILLPAY PPD	\$4,928.53
	Account Total:						\$4,928.53
9635 DNU - GARBAGE/RECYCLE	03/27/2025	542479	MAR	MAR - MARPAN SUPPLY CO, INC	1790695		\$128.87
	Account Total:						\$128.87
9945 INSURANCE ROOF REPAIRS	03/27/2025	537517	MHZDROBA	MHZDROBA - MARITA 3.4.2025 HELMA ZDROBA		205-206 EXT WINDOW WORK	\$1,700.00
	Account Total:						\$1,700.00
	Section Total:						\$21,632.15

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	03/01/2025	511703	TPAM	TPAM - TPAM	179	MANAGEMENT FEES MARCH 2025	\$2,200.00
	03/03/2025	513460	TPAM	TPAM - TPAM	180	TPAM MAINT	\$1,050.00
	03/03/2025	513460	TPAM	TPAM - TPAM	180	BULK TRASH	\$275.00
	03/03/2025	513597	TPAM	TPAM - TPAM	181	TPAM SALES	\$357.29
	03/06/2025	550121	OR1200	OR1200 - ORKIN EXTERMINATING,INC.	ONLINE ACH	ORKIN ORKIN PESTWEB 9663400	\$335.40
	03/07/2025	517069	PRSL	PRSL - PRISTINE RATTLING SERVICES LLC	100167		\$787.50
	03/07/2025	517068	BENST	BENST - BEN STOWELL, LLC	100166		\$120.00
	03/07/2025	550181	AGILE	AGILE - AGILE	ONLINE ACH	AGILE	\$1,876.88

GL Account #	Date	Reference #	Vendor ID	Vendor Name	Check Number	Reference	Amount
				PREMIUM FINANCE		PREMIUMFINPAYMENTS CCD 22876948	
	03/07/2025	517069	PRSL	PRSL - PRISTINE RATTLING SERVICES LLC	100167		\$787.50
	03/11/2025	520232	PRO	PRO - PRO ROOFING	183	ROOF WORK ON UNIT 202	\$5,000.00
	03/13/2025	523505	TPAM	TPAM - TPAM	184	REPEAT CALLER	\$45.00
	03/14/2025	526317	TPAM	TPAM - TPAM	185	TPAM MAINT	\$250.00
	03/14/2025	550123	COT1	COT1 - CITY OF TALLAHASSEE	ONLINE ACH	CITY OF TALL- UTLBILLPAY PPD	\$4,928.53
	03/17/2025	529607	TPAM	TPAM - TPAM	186	TPAM MAINT	\$1,050.00
	03/17/2025	550124	OR1200	OR1200 - ORKIN EXTERMINATING,INC.	ONLINE ACH	ORKIN ORKIN PESTWEB 3245126	\$167.70
	03/20/2025	550223	TADLO	TADLO - TADLOCK ROOFING- TALLAHASSEE	100168		\$1,000.00
	03/20/2025	532942	TPAM	TPAM - TPAM	187	TPAM SALES	\$205.18
	03/20/2025	532942	TPAM	TPAM - TPAM	187	COLLCETION FEE	\$500.00
	03/24/2025	535595	LJ24	LJ24 - LEONARD JACKSON	188	Deposit for 132 repair	\$900.00
	03/24/2025	535595	LJ24	LJ24 - LEONARD JACKSON	188	232 Repair Deposit	\$1,600.00
	03/27/2025	537518	MHZDROBA	MHZDROBA - MARITA HELMA ZDROBA	189	205-206 EXT WINDOW WORK	\$1,700.00
	03/31/2025	539363	TPAM	TPAM - TPAM	190	TPAM MAINT	\$1,050.00
	03/31/2025	539461	TPAM	TPAM - TPAM	191	BULK TRASH REMOVAL	\$175.00
						Account Total:	\$26,360.98
3010 ACCOUNTS PAYABLE							
	03/27/2025	542479	MAR	MAR - MARPAN SUPPLY CO, INC			\$128.87
	03/31/2025	542923	TPAM	TPAM - TPAM		TPAM SALES	\$67.25
	03/31/2025	542969	TPAM	TPAM - TPAM		ANCILLARY CHRGS MAR 2025	\$432.34
						Account Total:	\$628.46
						Section Total:	\$26,989.44

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 04/25/2025
Run Time: 11:58 AM

GENERAL LEDGER DETAIL

As of: Start: 03/01/2025 | End: 03/31/2025

Account	Balance Forward	Debits	Credits	Ending Balance
1010 CCBG OPERATING	\$4,576.69	\$41,045.09	\$27,605.98	\$18,015.80
1011 CCBG SPECIAL ASSESSMENTS	\$792.09	\$0.03	\$15.00	\$777.12
1030 FCCU-RESERVE	\$264.09	\$0.00	\$0.00	\$264.09
1100 TRANSFER	(\$645.00)	\$0.00	\$0.00	(\$645.00)
1310 ACCOUNTS RECEIVABLE	\$18,410.14	\$32,791.75	\$34,419.36	\$16,782.53
1315 SPECIAL ASSESSMENT RECEIVABLE	\$9,668.22	\$0.00	\$5,895.10	\$3,773.12
1320 RESERVE FUND	(\$6,005.26)	\$0.00	\$0.00	(\$6,005.26)
1630 PRE-PAID EXPENSES	\$9,439.64	\$1,876.88	\$5,588.80	\$5,727.72
3010 ACCOUNTS PAYABLE	(\$50,317.29)	\$19,052.47	\$14,323.64	(\$45,588.46)
3310 PREPAID OWNER ASSESSMENTS	(\$9,270.54)	\$6,340.82	\$6,980.46	(\$9,910.18)
3315 ACCRUED EXPENSES	(\$1,759.02)	\$0.00	\$0.00	(\$1,759.02)
5010 PRIOR YEARS EQUITY	(\$245,642.05)	\$0.00	\$0.00	(\$245,642.05)
6310 ASSESSMENT INCOME	(\$263,445.09)	\$255.00	\$24,225.00	(\$287,415.09)
6311 SPECIAL ASSESSMENT	(\$278.00)	\$0.00	\$0.00	(\$278.00)
6340 LATE FEES/SERVICE CHARGES	(\$6,082.76)	\$615.01	\$7,801.75	(\$13,269.50)
6390 BANK INTEREST INCOME	(\$566.92)	\$0.00	\$0.03	(\$566.95)
7010 DNU - CORPORATE ANNUAL REPORT	\$61.25	\$61.25	\$0.00	\$122.50
7025 INSURANCE GENERAL	\$89,324.80	\$5,588.80	\$0.00	\$94,913.60
7030 ACCOUNTING/TAX PREP	\$31.45	\$0.00	\$0.00	\$31.45
7310 DNU - BANK CHARGES	\$306.00	\$25.00	\$0.00	\$331.00
7340 DNU - WEBSITE/DOMAIN	\$144.00	\$0.00	\$0.00	\$144.00
7350 LEGAL/PROFESSIONAL	\$4,479.50	\$0.00	\$0.00	\$4,479.50
7360 MANAGEMENT FEES	\$24,200.00	\$2,200.00	\$0.00	\$26,400.00
7361 DNU MANAGMENT SOFTWARE	\$1,325.00	\$0.00	\$0.00	\$1,325.00
7380 OFFICE EXPENSE - GENERAL	\$1,955.93	\$492.34	\$0.00	\$2,448.27
8230 DNU - CLEANING/JANITORIAL	\$22,753.75	\$1,345.00	\$0.00	\$24,098.75
8240 DNU - PLUMBING MAINTENANCE	\$6,971.90	\$0.00	\$0.00	\$6,971.90
8250 DNU - ROOF REPAIRS	\$13,672.50	\$1,000.00	\$0.00	\$14,672.50
8260 FERTILIZATION/PEST CONTROL	\$1,685.47	\$503.10	\$0.00	\$2,188.57
8265 TERMITE BOND	\$3,000.00	\$0.00	\$0.00	\$3,000.00
8270 DNU - LIGHT MAINTENANCE (MAINT)	\$978.00	\$0.00	\$0.00	\$978.00
8280 MAINTENANCE LABOR & SUPPLIES	\$17,299.31	\$3,755.18	\$0.00	\$21,054.49
8300 DNU - TRASH PICK-UP	\$5,364.04	\$1,575.00	\$0.00	\$6,939.04
8670 LANDSCAPE CONTRACT	\$8,662.50	\$1,575.00	\$0.00	\$10,237.50
8672 LANDSCAPE MAINTENANCE - GENERAL	\$736.25	\$0.00	\$0.00	\$736.25
8930 POOL MAINTENANCE	\$1,992.45	\$0.00	\$0.00	\$1,992.45
9620 UTILITIES	\$50,189.74	\$4,928.53	\$0.00	\$55,118.27
9635 DNU - GARBAGE/RECYCLE	\$1,159.83	\$128.87	\$0.00	\$1,288.70
9650 WATER/SEWER	\$4,091.20	\$0.00	\$0.00	\$4,091.20
9925 PLUMBING	\$1,664.00	\$0.00	\$0.00	\$1,664.00
9930 ROOF	\$28,597.50	\$0.00	\$0.00	\$28,597.50
9940 POOL	\$11,362.69	\$0.00	\$0.00	\$11,362.69
9945 INSURANCE ROOF REPAIRS	\$238,852.00	\$1,700.00	\$0.00	\$240,552.00
Total:	\$0.00	\$126,855.12	\$126,855.12	\$0.00