

MARCH 2026 CHATEAU DEVILLE FINANCIAL STATEMENTS

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

Tuesday, April 14, 2026

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

Run Date: 04/13/2026
Run Time: 09:43 PM

BALANCE SHEET
As of: 03/31/2026

Assets

Account #	Account Name	Total
1010	CCBG OPERATING	\$148,031.81
1011	CCBG SPECIAL ASSESSMENTS	\$197.18
1030	FCCU-RESERVE	\$264.41
1310	ACCOUNTS RECEIVABLE	\$102,267.07
1315	SPECIAL ASSESSMENT RECEIVABLE	\$3,595.90
1320	RESERVE FUND	(\$6,005.26)
1630	PRE-PAID EXPENSES	\$17,075.03
	TOTAL ASSETS	<u>\$265,426.14</u>

Liabilities

Account #	Account Name	Total
3010	ACCOUNTS PAYABLE	\$426.33
3310	PREPAID OWNER ASSESSMENTS	\$16,806.50
3312	UNIDENTIFIED PREPAID OWNER	\$645.00
3315	ACCRUED EXPENSES	\$1,759.02
	TOTAL LIABILITIES	<u>\$19,636.85</u>

Equity

Account #	Account Name	Total
5010	PRIOR YEARS EQUITY	\$5,593.19
	Current Year Net Income/(Loss)	\$240,196.10
	TOTAL EQUITY	<u>\$245,789.29</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$265,426.14</u>

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 04/13/2026
Run Time: 09:43 PM

INCOME STATEMENT

Start: 03/01/2026 | End: 03/31/2026

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	394,807.26	394,800.00	7.26	394,800.00
6311 SPECIAL ASSESSMENT	0.00	0.00	0.00	188,000.00	0.00	188,000.00	0.00
6340 LATE FEES/SERVICE CHARGES	314.59	0.00	314.59	4,157.82	0.00	4,157.82	0.00
6390 BANK INTEREST INCOME	0.00	0.00	0.00	0.38	0.00	0.38	0.00
6400 ALLOWANCE FOR BAD DEBT	0.00	0.00	0.00	(323.59)	0.00	(323.59)	0.00
Income Total	33,214.59	32,900.00	314.59	586,641.87	394,800.00	191,841.87	394,800.00
Total Income	33,214.59	32,900.00	314.59	586,641.87	394,800.00	191,841.87	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	8,455.55	9,000.00	544.45	35,502.97	108,000.00	72,497.03	108,000.00
7030 ACCOUNTING/TAX PREP	0.00	166.63	166.63	403.34	2,000.00	1,596.66	2,000.00
7040 LICENSE AND TAXES	0.00	34.00	34.00	868.56	408.00	(460.56)	408.00
Corporate Expense Total	8,455.55	9,200.63	745.08	36,774.87	110,469.25	73,694.38	110,469.25
General & Administrative							
7310 BANK CHARGES	30.00	17.12	(12.88)	339.00	205.00	(134.00)	205.00
7320 DNU - COMMUNITY EVENTS	0.00	0.00	0.00	181.03	0.00	(181.03)	0.00
7340 WEBSITE/DOMAIN	0.00	12.00	12.00	0.00	144.00	144.00	144.00
7350 LEGAL/PROFESSIONAL	0.00	375.00	375.00	5,754.10	4,500.00	(1,254.10)	4,500.00
7360 MANAGEMENT FEES	2,200.00	2,200.00	0.00	26,400.00	26,400.00	0.00	26,400.00
7361 MANAGMENT SOFTWARE	125.00	130.00	5.00	1,500.00	1,560.00	60.00	1,560.00
7380 OFFICE EXPENSE - GENERAL	375.58	130.00	(245.58)	3,871.22	1,560.00	(2,311.22)	1,560.00
General & Administrative Total	2,730.58	2,864.12	133.54	38,045.35	34,369.00	(3,676.35)	34,369.00
Maintenance & Operating							
8230 CLEANING/JANITORIAL	500.00	2,000.00	1,500.00	12,582.39	24,000.00	11,417.61	24,000.00
8240 PLUMBING MAINTENANCE	0.00	600.00	600.00	14,323.68	7,200.00	(7,123.68)	7,200.00
8250 ROOF REPAIRS	0.00	5,200.00	5,200.00	30,216.05	62,400.00	32,183.95	62,400.00
8260 FERTILIZATION/PEST CONTROL	185.47	150.00	(35.47)	2,054.01	1,800.00	(254.01)	1,800.00
8265 TERMITE BOND	0.00	250.00	250.00	8,015.00	3,000.00	(5,015.00)	3,000.00
8270 LIGHT MAINTENANCE (MAINT)	0.00	350.00	350.00	630.63	4,200.00	3,569.37	4,200.00
8280 MAINTENANCE LABOR & SUPPLIES	272.95	500.00	227.05	37,463.16	6,000.00	(31,463.16)	6,000.00
Maintenance & Operating Total	958.42	9,050.00	8,091.58	105,284.92	108,600.00	3,315.08	108,600.00
Landscape Expense							
8670 LANDSCAPE CONTRACT	787.50	850.00	62.50	9,449.50	10,200.00	750.50	10,200.00
8672 LANDSCAPE MAINTENANCE - GENERAL	0.00	500.00	500.00	75.00	6,000.00	5,925.00	6,000.00
Landscape Expense Total	787.50	1,350.00	562.50	9,524.50	16,200.00	6,675.50	16,200.00
Pool Expense							

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
8930 POOL MAINTENANCE	0.00	1,100.00	1,100.00	10,575.35	13,200.00	2,624.65	13,200.00
Pool Expense Total	0.00	1,100.00	1,100.00	10,575.35	13,200.00	2,624.65	13,200.00
Utilities							
9620 UTILITIES	5,664.08	5,500.00	(164.08)	82,422.96	66,000.00	(16,422.96)	66,000.00
9635 GARBAGE/RECYCLE	9.03	128.87	119.84	1,486.60	1,546.44	59.84	1,546.44
Utilities Total	5,673.11	5,628.87	(44.24)	83,909.56	67,546.44	(16,363.12)	67,546.44
Reserve Contributions							
9930 ROOF	0.00	728,151.00	728,151.00	21,994.00	728,151.00	706,157.00	728,151.00
9945 INSURANCE ROOF REPAIRS	0.00	0.00	0.00	40,337.22	0.00	(40,337.22)	0.00
Reserve Contributions Total	0.00	728,151.00	728,151.00	62,331.22	728,151.00	665,819.78	728,151.00
Total Expense	18,605.16	757,344.62	738,739.46	346,445.77	1,078,535.69	732,089.92	1,078,535.69
Net Income	14,609.43	(724,444.62)	739,054.05	240,196.10	(683,735.69)	923,931.79	(683,735.69)

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

AGED OWNER BALANCE

Run Date: 04/13/2026
Run Time: 09:43 PM

As of: 03/31/2026

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	\$455.06	\$2,545.11	\$442.38	\$10,648.77	\$14,091.32
223CDV1	223	MICHAEL ADAMS 2020 CONTINENTAL AVE 223	COLLECT- DUNLAP	\$421.38	\$2,477.74	\$406.36	\$4,335.45	\$7,640.93
141CDV1	141	TAMEKA RENA GERMAN 2020 CONTINENTAL AVE 141	COLLECT- DUNLAP	\$411.40	\$2,411.30	\$350.00	\$3,243.58	\$6,416.28
215CDV1	215	GEORGES BARBEROUSSE 2020 CONTINENTAL AVE 215	COLLECT- ALLIANCE	\$387.62	\$2,425.24	\$384.62	\$2,011.29	\$5,208.77
111CDV	111	ELITE ALLIANCE REAL ESTATE GROUP LLC 2020 CONTINENTAL AVE 111	COLLECT- DUNLAP	\$631.46	\$2,406.49	\$375.03	\$1,205.07	\$4,618.05
221CDV1	221	ELITE ALLIANCE REAL ESTATE GROUP LLC 2020 CONTINENTAL AVE 221	COLLECT- DUNLAP	\$626.46	\$2,396.48	\$370.02	\$835.05	\$4,228.01
220CDV1	220	JERALDINE FOSTER EWING 2020 CONTINENTAL AVE 220	COLLECT- DUNLAP	\$472.88	\$2,380.75	\$357.87	\$580.76	\$3,792.26
150CDV1	150	MAGDALENA EWA BABIARZ 2020 CONTINENTAL AVE 150	COLLECT- DUNLAP	\$617.91	\$2,375.81	\$357.91	\$248.84	\$3,600.47
227CDV1	227	BARVENSKY ESTATES LLC 2020 CONTINENTAL AVE 227		\$1,065.02	\$2,000.00	\$0.00	\$0.00	\$3,065.02
240CDV1	240	BARVENSKY ESTATES LLC 2020 CONTINENTAL AVE 240		\$1,065.02	\$2,000.00	\$0.00	\$0.00	\$3,065.02
224CDV1	224	LOUIS SIMS 2020 CONTINENTAL AVE 224	COLLECT- DUNLAP	\$609.57	\$2,343.58	\$15.02	\$15.02	\$2,983.19
208CDV1	208	NOELLE & EDDIE PONTON 2020 CONTINENTAL AVE 208		\$0.00	\$2,000.00	\$0.00	\$634.91	\$2,634.91
126CDV1	126	ALEISHA FLEURANTIN 2020 CONTINENTAL AVE 126		\$355.01	\$2,000.00	\$0.00	\$0.00	\$2,355.01
210CDV1	210	KIMBERLY KENDRICK BLAIR 2020 CONTINENTAL AVE 210		\$355.01	\$2,000.00	\$0.00	\$0.00	\$2,355.01
225CDV1	225	KYLE JOHNSON 2020 CONTINENTAL AVE 225		\$349.92	\$2,005.01	\$0.00	\$0.00	\$2,354.93
209CDV1	209	CASSAUNDRA BEARD 2020 CONTINENTAL AVE 209		\$450.00	\$1,753.54	\$0.00	\$0.00	\$2,203.54
105CDV1	105	TUS NUA LLC 2020 CONTINENTAL AVE 105		\$200.02	\$2,001.46	\$0.00	\$0.00	\$2,201.48
219CDV1	219	ZAINABU RUMALA 2020 CONTINENTAL AVE 219	NOLA BOARD	\$0.00	\$2,015.02	\$10.01	\$5.01	\$2,030.04
127CDV1	127	JUAN CAMILO CAYCEDO GAVIRIA 2020 CONTINENTAL AVE 127		\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00
129CDV1	129	CHATEAU 129 LLC 2020 CONTINENTAL AVE 129		\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00
137CDV1	137	ASHLEY BLAKELY 2020 CONTINENTAL AVE 137		\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00
142CDV1	142	EDGARD N. & SELMA J. HERNANDEZ 2020 CONTINENTAL AVE 142		\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00
144CDV1	144	MONICA A. MEJIA 2020 CONTINENTAL AVE 144		\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00
151CDV1	151	BOSS NOVA INVESTMENTS LLC 2020 CONTINENTAL AVE 151		\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00
205CDV1	205	IMRE & MARITA ZDROBA 2020 CONTINENTAL AVE 205		\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
214CDV1	214	THE TALLY TIGER LLC 2020 CONTINENTAL AVE 214		\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00
216CDV1	216	IMRE & MARITA ZROBA 2020 CONTINENTAL AVE 216		\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00
236CDV1	236	PING SHEN 2020 CONTINENTAL AVE 236		\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00
239CDV1	239	ARMANDO A DE SEQUIERA 2020 CONTINENTAL AVE 239		\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00
201CDV1	201	GASFORD GOLAU 2020 CONTINENTAL AVE 201		\$150.00	\$1,600.22	\$0.00	\$0.00	\$1,750.22
101CDV1	101	MARK DAHLEY 2020 CONTINENTAL AVE 101	COLLECT- DUNLAP	\$0.00	\$1,693.41	\$0.00	\$0.00	\$1,693.41
206CDV1	206	BROOKS BETTS 2020 CONTINENTAL AVE 206		\$0.00	\$1,650.00	\$0.00	\$0.00	\$1,650.00
133CDV1	133	DIANA FORTI 2020 CONTINENTAL AVE 133		\$0.00	\$650.00	\$0.00	\$0.00	\$650.00
123CDV1	123	REFI LLC 2020 CONTINENTAL AVE 123		\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
241CDV1	241	GCET PROPERTIES LLC 2020 CONTINENTAL AVE 241		\$0.00	\$370.04	\$0.00	\$0.00	\$370.04
103CDV1	103	ANDYBELLE INVESTMENTS LLC 2020 CONTINENTAL AVE 103		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
108CDV	108	LINDA WILLIAMS 2020 CONTINENTAL AVE 108		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
131CDV1	131	MIGUEL GRANSUILL 2020 CONTINENTAL AVE 131		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
226CDV1	226	LINDA WILKINSON 2020 CONTINENTAL AVE 226		\$0.00	\$355.01	\$0.00	\$0.00	\$355.01
228CDV1	228	LINDA WILLIAMS 2020 CONTINENTAL AVE 228		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
229CDV1	229	ANDYBELLE INVESTMENTS LLC 2020 CONTINENTAL AVE 229		\$355.01	\$0.00	\$0.00	\$0.00	\$355.01
150CDV1	150	TODD & MONICA SONTAG (*) 2020 CONTINENTAL AVE 150		\$0.00	\$0.00	\$0.00	\$255.00	\$255.00
237CDV1	237	PETER F. ZUCCO 2020 CONTINENTAL AVE 237		\$0.00	\$20.00	\$0.00	\$0.00	\$20.00
Community Total				\$10,398.79	\$68,376.21	\$3,069.22	\$24,018.75	\$105,862.97

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
03 - COLLECTIONS RECEIVABLE	1310	\$1,250.00	\$0.00	\$0.00	\$345.00	\$1,595.00
04 - Interest Fee	1310	\$456.60	\$664.99	\$269.22	\$2,062.95	\$3,453.76
A1 - Assessment	1310	\$8,592.19	\$3,119.00	\$2,800.00	\$18,018.44	\$32,529.63
S3 - Roof Special Assessment	1310	\$96.46	\$64,592.22	\$0.00	\$0.00	\$64,688.68
S2 - SPECIAL ASSESSMENT	1315	\$3.54	\$0.00	\$0.00	\$3,592.36	\$3,595.90
Grand Total:		\$10,398.79	\$68,376.21	\$3,069.22	\$24,018.75	\$105,862.97

Account#	Account Description	Delinquency Amount
1310	ACCOUNTS RECEIVABLE	\$102,267.07
1315	SPECIAL ASSESSMENT RECEIVABLE	\$3,595.90
Total:		\$105,862.97

Total Number of Homes: 43

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 04/13/2026
Run Time: 09:43 PM

PREPAID OWNERS

As of: 03/31/2026

Owner	Address	Account #	Lot #		Prepaid Balance
PAUL W. & BETTY H. GODFREY	2020 CONTINENTAL AVE 102	102CDV1	102	PP - General	\$4,755.00
				Total	\$4,755.00
XIHUI NEWMAN	2020 CONTINENTAL AVE 107	107CDV1	107	PP - General	\$350.00
				Total	\$350.00
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	\$2,350.00
				Total	\$2,350.00
CAROLE & NICHOLAS DADDONA	2020 CONTINENTAL AVE 116	116CDV1	116	PP - General	\$2,255.00
				Total	\$2,255.00
KIMBERLY GALBAN-COUNTRYMAN	2020 CONTINENTAL AVE 140	140CDV1	140	PP - S3 - Roof Special Assessment	\$2,000.00
				Total	\$2,000.00
MARY FREIDIN	2020 CONTINENTAL AVE 149	149CDV1	149	PP - General	\$350.00
				Total	\$350.00
ALAN JESSE MORATO	2020 CONTINENTAL AVE 204	204CDV1	204	PP - General	\$350.00
				Total	\$350.00
HOLLIE MARIE RICHTERKESSING	2020 CONTINENTAL AVE 217	217CDV1	217	PP - General	\$350.00
				Total	\$350.00
TIMOTHY & CYNTHIA CUEVAS	2020 CONTINENTAL AVE 230	230CDV1	230	PP - General	\$350.00
				Total	\$350.00
ADRIENNE D. GRIERSON LIVING TRUST D: 10/14/2019	2020 CONTINENTAL AVE 232	232CDV1	232	PP - General	\$700.00
				Total	\$700.00
NANCY CHRISTINE MADDEN	2020 CONTINENTAL AVE 234	234CDV1	234	PP - General	\$1,145.10
				Total	\$1,145.10
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	\$1,051.40
				Total	\$1,051.40
				PP - General	\$14,806.50
				PP - S3 - Roof Special Assessment	\$2,000.00
				Total	\$16,806.50

Aged Open Items

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.

As of: 03/31/2026

Run Date: 04/13/2026

Run Time: 09:43 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
806947	TPAM-TPAM 7380 OFFICE EXPENSE - GENERAL	52933	3/31/2026	\$426.33	\$0.00	\$0.00	\$0.00
Total				\$426.33	\$0.00	\$0.00	\$0.00

Grand Total **\$426.33**

**CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.**
BANK RECONCILIATION
Statement Date: 3/31/2026

Run Date: 04/13/2026
Run Time: 09:43 PM

Reconciliation Summary: CCB - CAPITAL CITY BANK				GL Account: 1010 - CCBG OPERATING	
Bank Statement Balance	\$149,218.80	Account Balance		\$148,031.81	
GL Account Balance	\$148,031.81	+ Uncleared Payments		\$7,151.58	
Difference	\$1,186.99	- Uncleared Deposits		\$5,964.59	
		Reconciling Balance		\$149,218.80	
		- Statement Balance		\$149,218.80	
		Difference		\$0.00	

Check #	Date	Source / Batch Reference		Status	Deposits	Payments
ONLINE ACH	3/31/2026	AR 804910	Cash Receipts - Direct Debit	Uncleared	2,000.00	0.00
	3/31/2026	AR 805217	Cash Receipts - Direct Debit	Uncleared	914.59	0.00
	3/31/2026	AP 813788	COT1 - CITY OF TALLAHASSEE	Uncleared	0.00	5,664.08
	3/30/2026	AR 804069	Cash Receipts - Manual	Uncleared	2,350.00	0.00
	3/30/2026	AR 804587	Cash Receipts - Direct Debit	Uncleared	350.00	0.00
	3/27/2026	AR 803699	Cash Receipts - Direct Debit	Uncleared	350.00	0.00
100251	3/25/2026	802902	HOLL - RAY HOLLOWAY	Uncleared	0.00	200.00
100252	3/25/2026	802903	PRSL - PRISTINE RATTLING	Uncleared	0.00	787.50
			SERVI...			
100250	3/23/2026	801714	BENST - BEN STOWELL, LLC	Uncleared	0.00	500.00
Totals					\$5,964.59	\$7,151.58



e|statement

[Capital City Bank OnLine](#)

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

Date 3/31/26
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	14
Account Number XXXXXX9636	Statement Dates	3/02/26 thru 3/31/26
Previous Balance 94,053.48	Days in this Statement Period	30
27 Deposits/Credits 100,870.35	Avg Ledger Balance	139,815.17
15 Checks/Debits 45,705.03	Avg Collected Balance	139,815.17
Service Charges .00		
Interest Paid .00		
Ending Balance 149,218.80		

DEPOSITS AND OTHER CREDITS

Date	Description	CREDIT	CCD	Amount
3/02	PAYLEASE.COM 465783575	CREDIT	CCD	4,350.00
3/03	PAYLEASE.COM 467053619	CREDIT	CCD	2,350.00
3/03	PAYLEASE.COM 466759171	CREDIT	CCD	2,000.00
3/04	PAYLEASE.COM 467203377	CREDIT	CCD	8,998.00



e|statement

Capital City Bank OnLine

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

Date 3/31/26
Primary Account

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EVERYDAY CHECKING FOR BUSINESS

XXXXXXXX9636 (Continued)

DEPOSITS AND OTHER CREDITS				
Date	Description			Amount
3/04	PAYLEASE.COM CREDIT CCD	467444362		8,350.00
3/04	REMOTE CAPTURE DEPOSIT			6,005.00
3/04	REMOTE CAPTURE DEPOSIT			4,596.41
3/05	PAYLEASE.COM CREDIT CCD	467578881		9,795.20
3/05	PAYLEASE.COM CREDIT CCD	467877137		2,350.00
3/09	PAYLEASE.COM CREDIT CCD	468437345		9,465.02
3/09	PAYLEASE.COM CREDIT CCD	468581981		1,750.00
3/09	REMOTE CAPTURE DEPOSIT			7,104.35
3/10	PAYLEASE.COM CREDIT CCD	468842435		1,379.33
3/11	PAYLEASE.COM CREDIT CCD	468896264		2,350.00
3/11	PAYLEASE.COM CREDIT CCD	468971697		2,350.00
3/12	PAYLEASE.COM CREDIT CCD	469026088		5,336.37
3/13	PAYLEASE.COM CREDIT CCD	469125659		2,000.00
3/13	REMOTE CAPTURE DEPOSIT			6,450.00
3/18	PAYLEASE.COM CREDIT CCD	469387155		1,000.00
3/19	PAYLEASE.COM CREDIT CCD	469441159		700.00
3/23	REMOTE CAPTURE DEPOSIT			2,100.00
3/25	PAYLEASE.COM CREDIT CCD	469708276		2,000.00
3/25	REMOTE CAPTURE DEPOSIT			4,350.00
3/25	REMOTE CAPTURE DEPOSIT			342.67
3/26	PAYLEASE.COM CREDIT CCD	469762303		148.00
3/27	PAYLEASE.COM CREDIT CCD	469844069		1,050.00



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Capital City Bank OnLine

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

Date 3/31/26
Primary Account

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EVERYDAY CHECKING FOR BUSINESS

XXXXXXX9636 (Continued)

DEPOSITS AND OTHER CREDITS

Date	Description	CREDIT	Amount
3/31	PAYLEASE.COM 470132642	CCD	2,200.00

OTHER DEBITS

Date	Description	Amount
3/06	ZENITH IVR WEB PMT WEB 1239443952	492.00-
3/11	VALLEY INSURANCEJ2823 OOFFCCD CZ10000PS49MC TRN*1*CZ10000PS49MC\ RMR*IK*VALLEY INSURANCE SERVIC ES INC\ 3/12 ORKIN ORKIN PESTWEB 4604066	4,984.08- 185.47-
3/17	FIRST INSURANCE INSURANCE CCD 900-105779193	6,659.74-
3/17	CITY OF TALL-UTLBILLPAY PPD	6,229.19-
3/25	TREASURY MGMT SERVICE CHARGES	15.00-
3/26	AVIDPAY SERVICE AVIDPAY CCD CK100253 REF*CK*100253*260325*MARPAN SU PPLY CO INC\ 3/12	137.90- 924.50

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
3/02	276	2,200.00	3/25	280	38.97
3/03	277	495.95	3/09	100247*	640.00
3/06	278	669.25	3/11	100248	21,994.00
3/17	279	38.98	3/12	100249	924.50

* Denotes missing check numbers



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[Capital City Bank OnLine](#)

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

Date 3/31/26
Primary Account

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XXXXXXX9636

EVERYDAY CHECKING FOR BUSINESS

XXXXXXX9636 (Continued)

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
3/02	96,203.48	3/10	158,049.59	3/19	137,220.00
3/03	100,057.53	3/11	135,771.51	3/23	139,320.00
3/04	128,006.94	3/12	139,997.91	3/25	145,958.70
3/05	140,152.14	3/13	148,447.91	3/26	145,968.80
3/06	138,990.89	3/17	135,520.00	3/27	147,018.80
3/09	156,670.26	3/18	136,520.00	3/31	149,218.80

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



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Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 03/25/2026 03:16:27 PM
Amount: \$ 4,350.00

⑆063⑆00688⑆ ⑆000⑆199636⑆ ⑆0000⑆3500⑆

Check: 0 Amount: \$4,350.00 Date: 3/25/2026 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 03/23/2026 03:45:31 PM
Amount: \$ 2,100.00

⑆063⑆00688⑆ ⑆000⑆199636⑆ ⑆0000⑆2100⑆

Check: 0 Amount: \$2,100.00 Date: 3/23/2026 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 03/09/2026 02:47:36 PM
Amount: \$ 7,104.35

⑆063⑆00688⑆ ⑆000⑆199636⑆ ⑆0000⑆710435⑆

Check: 0 Amount: \$7,104.35 Date: 3/9/2026 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 03/04/2026 01:30:13 PM
Amount: \$ 4,596.41

⑆063⑆00688⑆ ⑆000⑆199636⑆ ⑆0000⑆459641⑆

Check: 0 Amount: \$4,596.41 Date: 3/4/2026 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 03/25/2026 03:17:28 PM
Amount: \$ 342.67

⑆063⑆00688⑆ ⑆000⑆199636⑆ ⑆0000⑆34267⑆

Check: 0 Amount: \$342.67 Date: 3/25/2026 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 03/13/2026 02:27:09 PM
Amount: \$ 6,450.00

⑆063⑆00688⑆ ⑆000⑆199636⑆ ⑆0000⑆6450⑆

Check: 0 Amount: \$6,450.00 Date: 3/13/2026 Remote Capture Deposit

Merchant Capture Deposit Ticket

Account Number: 10001199636
Date: 03/04/2026 01:33:27 PM
Amount: \$ 6,005.00

⑆063⑆00688⑆ ⑆000⑆199636⑆ ⑆0000⑆6005⑆

Check: 0 Amount: \$6,005.00 Date: 3/4/2026 Remote Capture Deposit

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

CAPITAL CITY BANK

Check Number: 276

3/2/2026

TPAM

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

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

⑆000276⑆ ⑆063⑆00688⑆ ⑆000⑆199636⑆

⑆000276⑆ ⑆063⑆00688⑆ ⑆000⑆199636⑆

276

Check: 276 Amount: \$2,200.00 Date: 3/2/2026 Check

276

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

CAPITAL CITY BANK

Check Number: 277

3/3/2026

TPAM

Pay: ***** FOUR HUNDRED NINETY FIVE DOLLARS AND 95/100 CENTS *****

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

⑆000277⑆ ⑆063⑆00688⑆ ⑆000⑆199636⑆

⑆000277⑆ ⑆063⑆00688⑆ ⑆000⑆199636⑆

277

Check: 277 Amount: \$495.95 Date: 3/3/2026 Check

277

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

CAPITAL CITY BANK

Check Number: 278

3/6/2026

TPAM

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

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

⑆000278⑆ ⑆063⑆00688⑆ ⑆000⑆199636⑆

⑆000278⑆ ⑆063⑆00688⑆ ⑆000⑆199636⑆

278

Check: 278 Amount: \$669.25 Date: 3/6/2026 Check

278

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

CAPITAL CITY BANK

Check Number: 279

3/16/2026

TPAM

Pay: ***** THIRTY EIGHT DOLLARS AND 98/100 CENTS *****

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

⑆000279⑆ ⑆063⑆00688⑆ ⑆000⑆199636⑆

⑆000279⑆ ⑆063⑆00688⑆ ⑆000⑆199636⑆

279

Check: 279 Amount: \$38.98 Date: 3/17/2026 Check

279

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

CAPITAL CITY BANK

Check Number: 280

3/25/2026

TPAM

Pay: ***** THIRTY EIGHT DOLLARS AND 97/100 CENTS *****

Memo: TPAM
PO BOX 12412
TALLAHASSEE FL 32317

⑆000280⑆ ⑆063⑆00688⑆ ⑆000⑆199636⑆

⑆000280⑆ ⑆063⑆00688⑆ ⑆000⑆199636⑆

280

Check: 280 Amount: \$38.97 Date: 3/25/2026 Check

280



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

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 02/25/2026

100247

PAY TO THE ORDER OF: BIG STAN DRYWALL & STUCCO LLC
Six Hundred Forty Dollars and Zero Cents

\$ 640.00 DOLLARS

memo: Inv: 665

100247 100631006888 10001199636

Check: 100247 Amount: \$640.00 Date: 3/9/2026 Check 100247

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

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 02/25/2026

100248

PAY TO THE ORDER OF: COASTAL ROOFING SOLUTIONS LLC
Twenty-One Thousand Nine Hundred Ninety-Four Dollars and Zero Cents

\$ 21,994.00 DOLLARS

memo: Inv: 1216-1

100248 100631006888 10001199636

Check: 100248 Amount: \$21,994.00 Date: 3/11/2026 Check 100248

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

CAPITAL CITY BANK
2111 N Monroe St
Tallahassee, FL 32303

DATE: 03/03/2026

100249

PAY TO THE ORDER OF: BROWN PLUMBING OF TALLAHASSEE INC
Nine Hundred Twenty-Four Dollars and Fifty Cents

\$ 924.50 DOLLARS

memo: See Check Stub for Remittance Info

100249 100631006888 10001199636

Check: 100249 Amount: \$924.50 Date: 3/12/2026 Check 100249

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: 3/31/2026

Run Date: 04/13/2026
Run Time: 09:43 PM

Reconciliation Summary: CCB - CAPITAL CITY BANK		GL Account: 1011 - CCBG SPECIAL ASSESSMENTS	
Bank Statement Balance	\$197.18	Account Balance	\$197.18
GL Account Balance	\$197.18	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$197.18
		- Statement Balance	\$197.18
		Difference	\$0.00

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



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[Capital City Bank OnLine](#)

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

Date 3/31/26
Primary Account

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CHECKING ACCOUNT

MONEY MARKET BUSINESS		Images	0
Account Number	XXXXXXX4640	Statement Dates	3/02/26 thru 3/31/26
Previous Balance	212.18	Days in this Statement Period	30
Deposits/Credits	.00	Avg Ledger Balance	212.18
Checks/Debits	.00	Avg Collected Balance	212.18
Service Charges	15.00		
Interest Paid	.00		
Ending Balance	197.18		

SERVICE CHARGE BREAKDOWN

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

OTHER DEBITS

Date	Description	Amount
3/31	SERVICE CHARGE	15.00-



**Capital City
Bank**

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[Capital City Bank OnLine](#)

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

Date 3/31/26
Primary Account

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MONEY MARKET BUSINESS

XXXXXXX4640 (Continued)

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
3/02	212.18	3/31	197.18

-----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: 3/31/2026

Run Date: 04/13/2026
 Run Time: 09:43 PM

Reconciliation Summary: FIRST COMM - FIRST COMMERCE			GL Account: 1030 - FCCU-RESERVE	
CREDIT UNION				
Bank Statement Balance	\$264.41	Account Balance		\$264.41
GL Account Balance	\$264.41	+ Uncleared Payments		\$0.00
Difference	\$0.00	- Uncleared Deposits		\$0.00
		Reconciling Balance		\$264.41
		- Statement Balance		\$264.41
		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: 03/01/2026 | END: 03/31/2026

Run Date: 04/13/2026
Run Time: 09:43 PM

Total: \$0.00
Total Checks: 0

AP Distribution To GL

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

Start: 03/01/2026 | End: 03/31/2026

Run Date: 04/13/2026

Run Time: 09:43 PM

* Indicates change post paid

Invoice Expense Distribution

GL Account #	Date	Reference #	Vendor ID	Vendor Name	InvoiceNumber	Reference	Amount
1630 PRE-PAID EXPENSES							
	03/06/2026	813782	ZE1400	ZE1400 - ZENITH INSURANCE COMPANY	03062026	ZENITH IVR WEB PMT WEB 1239443952	\$492.00
	* 03/11/2026	809333	VIS	VIS - VALLEY INSURANCE SERVICES	03/11/2026	VALLEY INSURANCEJ2823 OOFFCCD CZ10000PS49MC TRN*1*CZ10000PS49MC\ RMR*IK*VALLEY INSURANCE SERVIC	\$4,984.08
Account Total:							\$5,476.08
6340 LATE FEES/SERVICE CHARGES							
	03/04/2026	788732	TPAM	TPAM - TPAM	52602	TPAM COLLECTIONS	\$600.00
Account Total:							\$600.00
7025 INSURANCE GENERAL							
	03/17/2026	809335	FI1819	FI1819 - FIRST INSURANCE FUNDING	03/17/2026	FIRST INSURANCE INSURANCE CCD 900-105779193	\$6,659.74
Account Total:							\$6,659.74
7360 MANAGEMENT FEES							
	03/01/2026	785054	TPAM	TPAM - TPAM	52347	MARCH MANAGEMENT FEES	\$2,200.00
Account Total:							\$2,200.00
7361 MANAGMENT SOFTWARE							
	* 03/31/2026	806947	TPAM	TPAM - TPAM	52933	TPAM ANCILLARY CHARGES	\$125.00
Account Total:							\$125.00
7380 OFFICE EXPENSE - GENERAL							
	03/04/2026	788513	TPAM	TPAM - TPAM	52583	TPAM SALES	\$69.25
	03/13/2026	793112	TPAM	TPAM - TPAM	52663	TPAM SALES	\$5.00
	* 03/31/2026	806947	TPAM	TPAM - TPAM	52933	TPAM ANCILLARY CHARGES	\$301.33
Account Total:							\$375.58
8230 CLEANING/JANITORIAL							
	03/09/2026	800973	BENST	BENST - BEN STOWELL, LLC	5236		\$500.00
Account Total:							\$500.00
8260 FERTILIZATION/PEST CONTROL							
	03/12/2026	813781	ORKIN	ORKIN - ORKIN	03122026	ORKIN ORKIN PESTWEB 4604066	\$185.47
Account Total:							\$185.47
8280 MAINTENANCE LABOR & SUPPLIES							
	03/13/2026	793112	TPAM	TPAM - TPAM	52663	TPAM SALES	\$33.98

GL Account #	Date	Reference #	Vendor ID	Vendor Name	InvoiceNumber	Reference	Amount
	03/16/2026	802900	HOLL	HOLL - RAY HOLLOWAY	031526-		\$200.00
	03/17/2026	798383	TPAM	TPAM - TPAM	52723		\$38.97
Account Total:							\$272.95
8670 LANDSCAPE CONTRACT							
	03/15/2026	802899	PRSL	PRSL - PRISTINE RATTILING SERVICES LLC	3720		\$787.50
Account Total:							\$787.50
9620 UTILITIES							
	03/17/2026	809334	COT1	COT1 - CITY OF TALLAHASSEE	03/17/2026	CITY OF TALL-UTLBILLPAY PPD	\$6,229.19
	03/31/2026	813788	COT1	COT1 - CITY OF TALLAHASSEE	03312026	COT UTILITIES	\$5,664.08
Account Total:							\$11,893.27
9635 GARBAGE/RECYCLE							
	03/20/2026	802901	MAR	MAR - MARPAN SUPPLY CO, INC	1827192		\$137.90
Account Total:							\$137.90
Section Total:							\$29,213.49

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							
	03/02/2026	786696	TPAM	TPAM - TPAM	276	MARCH MANAGEMENT FEES	\$2,200.00
	03/03/2026	788190	BOPL	BOPL - BROWN PLUMBING OF TALLAHASSEE INC	100249		\$149.00
	03/03/2026	788190	BOPL	BOPL - BROWN PLUMBING OF TALLAHASSEE INC	100249		\$253.50
	03/03/2026	788190	BOPL	BOPL - BROWN PLUMBING OF TALLAHASSEE INC	100249		\$522.00
	03/03/2026	787614	TPAM	TPAM - TPAM	277	FEB ANCILLARY CHARGES	\$495.95
	03/06/2026	789629	TPAM	TPAM - TPAM	278	TPAM COLLECTIONS	\$600.00
	03/06/2026	813782	ZE1400	ZE1400 - ZENITH INSURANCE COMPANY	ONLINE ACH	ZENITH IVR WEB PMT WEB 1239443952	\$492.00
	03/06/2026	789629	TPAM	TPAM - TPAM	278	TPAM SALES	\$69.25
* 03/11/2026	809333	VIS	VIS - VALLEY INSURANCE SERVICES	ONLINE ACH		VALLEY INSURANCEJ2823 OOFFCCD CZ10000PS49MC TRN*1*CZ10000PS49MC\RMR*IK*VALLEY INSURANCE SERVIC	\$4,984.08

GL Account #	Date	Reference #	Vendor ID	Vendor Name	Check Number	Reference	Amount
	03/12/2026	813781	ORKIN	ORKIN - ORKIN	ONLINE ACH	ORKIN ORKIN PESTWEB 4604066	\$185.47
	03/16/2026	793777	TPAM	TPAM - TPAM	279	TPAM SALES	\$38.98
	03/17/2026	809335	FI1819	FI1819 - FIRST INSURANCE FUNDING	ONLINE ACH	FIRST INSURANCE INSURANCE CCD 900-105779193	\$6,659.74
	03/17/2026	809334	COT1	COT1 - CITY OF TALLAHASSEE	ONLINE ACH	CITY OF TALL-UTLBILLPAY PPD	\$6,229.19
	03/23/2026	801714	BENST	BENST - BEN STOWELL, LLC	100250		\$500.00
	03/25/2026	802902	HOLL	HOLL - RAY HOLLOWAY	100251		\$200.00
	03/25/2026	802143	TPAM	TPAM - TPAM	280		\$38.97
	03/25/2026	802903	PRSL	PRSL - PRISTINE RATTLING SERVICES LLC	100252		\$787.50
	03/25/2026	802904	MAR	MAR - MARPAN SUPPLY CO, INC	100253		\$137.90
	03/31/2026	813788	COT1	COT1 - CITY OF TALLAHASSEE	ONLINE ACH	COT UTILITIES	\$5,664.08
						Account Total:	\$30,207.61
3010 ACCOUNTS PAYABLE							
	* 03/31/2026	806947	TPAM	TPAM - TPAM		TPAM ANCILLARY CHARGES	\$426.33
						Account Total:	\$426.33
						Section Total:	\$30,633.94

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

Run Date: 04/13/2026
Run Time: 09:43 PM

As of: Start: 03/01/2026 | End: 03/31/2026

Account	Balance Forward	Debits	Credits	Ending Balance
1010 CCBG OPERATING	\$113,259.09	\$67,575.37	\$32,802.65	\$148,031.81
1011 CCBG SPECIAL ASSESSMENTS	\$212.18	\$0.00	\$15.00	\$197.18
1030 FCCU-RESERVE	\$264.41	\$0.00	\$0.00	\$264.41
1310 ACCOUNTS RECEIVABLE	\$134,004.00	\$39,753.06	\$71,489.99	\$102,267.07
1315 SPECIAL ASSESSMENT RECEIVABLE	\$3,691.71	\$3.54	\$99.35	\$3,595.90
1320 RESERVE FUND	(\$6,005.26)	\$0.00	\$0.00	(\$6,005.26)
1630 PRE-PAID EXPENSES	\$13,394.76	\$5,476.08	\$1,795.81	\$17,075.03
3010 ACCOUNTS PAYABLE	(\$1,420.45)	\$5,993.05	\$4,998.93	(\$426.33)
3310 PREPAID OWNER ASSESSMENTS	(\$17,458.50)	\$5,620.00	\$4,968.00	(\$16,806.50)
3312 UNIDENTIFIED PREPAID OWNER	(\$645.00)	\$0.00	\$0.00	(\$645.00)
3315 ACCRUED EXPENSES	(\$8,117.08)	\$6,358.06	\$0.00	(\$1,759.02)
5010 PRIOR YEARS EQUITY	(\$5,593.19)	\$0.00	\$0.00	(\$5,593.19)
6310 ASSESSMENT INCOME	(\$361,907.26)	\$350.00	\$33,250.00	(\$394,807.26)
6311 SPECIAL ASSESSMENT	(\$188,000.00)	\$2,000.00	\$2,000.00	(\$188,000.00)
6340 LATE FEES/SERVICE CHARGES	(\$3,843.23)	\$1,611.97	\$1,926.56	(\$4,157.82)
6390 BANK INTEREST INCOME	(\$0.38)	\$0.00	\$0.00	(\$0.38)
6400 ALLOWANCE FOR BAD DEBT	\$323.59	\$0.00	\$0.00	\$323.59
7025 INSURANCE GENERAL	\$27,047.42	\$8,455.55	\$0.00	\$35,502.97
7030 ACCOUNTING/TAX PREP	\$403.34	\$0.00	\$0.00	\$403.34
7040 LICENSE AND TAXES	\$868.56	\$0.00	\$0.00	\$868.56
7310 BANK CHARGES	\$309.00	\$30.00	\$0.00	\$339.00
7320 DNU - COMMUNITY EVENTS	\$181.03	\$0.00	\$0.00	\$181.03
7350 LEGAL/PROFESSIONAL	\$5,754.10	\$0.00	\$0.00	\$5,754.10
7360 MANAGEMENT FEES	\$24,200.00	\$2,200.00	\$0.00	\$26,400.00
7361 MANAGMENT SOFTWARE	\$1,375.00	\$125.00	\$0.00	\$1,500.00
7380 OFFICE EXPENSE - GENERAL	\$3,495.64	\$375.58	\$0.00	\$3,871.22
8230 CLEANING/JANITORIAL	\$12,082.39	\$500.00	\$0.00	\$12,582.39
8240 PLUMBING MAINTENANCE	\$14,323.68	\$0.00	\$0.00	\$14,323.68
8250 ROOF REPAIRS	\$30,216.05	\$0.00	\$0.00	\$30,216.05
8260 FERTILIZATION/PEST CONTROL	\$1,868.54	\$185.47	\$0.00	\$2,054.01
8265 TERMITE BOND	\$8,015.00	\$0.00	\$0.00	\$8,015.00
8270 LIGHT MAINTENANCE (MAINT)	\$630.63	\$0.00	\$0.00	\$630.63
8280 MAINTENANCE LABOR & SUPPLIES	\$37,190.21	\$272.95	\$0.00	\$37,463.16
8670 LANDSCAPE CONTRACT	\$8,662.00	\$787.50	\$0.00	\$9,449.50
8672 LANDSCAPE MAINTENANCE - GENERAL	\$75.00	\$0.00	\$0.00	\$75.00
8930 POOL MAINTENANCE	\$10,575.35	\$0.00	\$0.00	\$10,575.35
9620 UTILITIES	\$76,758.88	\$11,893.27	\$6,229.19	\$82,422.96
9635 GARBAGE/RECYCLE	\$1,477.57	\$137.90	\$128.87	\$1,486.60
9930 ROOF	\$21,994.00	\$0.00	\$0.00	\$21,994.00
9945 INSURANCE ROOF REPAIRS	\$40,337.22	\$0.00	\$0.00	\$40,337.22
Total:	\$0.00	\$159,704.35	\$159,704.35	\$0.00