



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

October 2024

Prepared for

Bordeaux Village Association, No. 2, Inc.

By

Ameri- Tech Realty, Inc.

Management Financial Report

It is the intent of Ameri-Tech Property Management services to produce a comprehensive self-contained Financial Report, where as the validity and accuracy of the information being reported can be easily understood and substantiated. The following financial information is for Management purposes only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed, or Compiled at this time by an independent CPA.

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Balance Sheet - Operating
 Bordeaux Village Association, No. 2, Inc.
 End Date: 10/31/2024

Date: 11/7/2024
 Time: 11:04 am
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Assets

OPERATING FUNDS

11-1015-00-00 South State Operating - 0663	\$16,735.57
11-1020-00-00 General - (06) Acct	5,492.05

Total OPERATING FUNDS:

RESERVE FUNDS

12-1035-00-00 South State Reserve - 0666	205,312.56
12-1047-00-00 Truist - (07) Money Market	89,325.37
12-1055-00-00 New Cadence CD	100,000.00
12-1710-00-00 Special Assessment Funds due to Res from OP	7,480.00

Total RESERVE FUNDS:

Total Assets:

Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves- Painting	97,820.11
20-2020-00-00 Reserves- Paving	63,361.06
20-2030-00-00 Reserves- Roof	122,017.12
20-2080-00-00 Reserves - Interest	5,563.29
20-2100-00-00 Reserves- Deferred Maintenance	80,920.35
20-2110-00-00 Reserves- Street Lighting	32,436.00

Total LIABILITIES:

PREPAID/MISC LIABILITIES

23-2710-00-00 Special Assessment Funds due to Res from OP	7,480.00
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Total PREPAID/MISC LIABILITIES:

EQUITY/CAPITAL

30-3200-00-00 Prior Years	(844.02)
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Total EQUITY/CAPITAL:

Net Income Gain / Loss

15,591.64

\$15,591.64

Total Liabilities & Equity:

\$424,345.55



Income Statement - Operating
 Bordeaux Village Association, No. 2, Inc.
 10/31/2024

Date: 11/7/2024
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$25,376.57	\$28,056.00	(\$2,679.43)	\$283,271.78	\$280,560.00	\$2,711.78	\$336,672.00
4020 Late Fees	-	-	-	3,378.29	-	3,378.29	-
4100 2023 Special Assessment	-	-	-	6,544.58	-	6,544.58	-
4110 Special Assessment- Mgmt & Shortfall	-	-	-	2,368.32	-	2,368.32	-
4400 Interest Income	0.43	-	0.43	6.47	-	6.47	-
4500 Application Fees	-	-	-	825.00	-	825.00	-
4800 Other Income/Legal	-	-	-	-	-	-	-
Total REVENUE	25,377.00	28,056.00	(2,679.00)	298,000.67	280,560.00	17,440.67	336,672.00
OPERATING EXPENSES							
ADMINISTRATIVE							
5010 Office Expenses	504.20	166.67	(337.53)	3,399.91	1,666.70	(1,733.21)	2,000.00
5015 Bank Charges	-	29.75	29.75	15.00	297.50	282.50	357.00
5300 Insurance-	7,744.89	9,833.33	2,088.44	100,819.58	98,333.30	(2,486.28)	118,000.00
5310 Insurance- Flood	2,833.33	2,833.33	-	27,399.33	28,333.30	933.97	34,000.00
5400 Ground Maint	-	1,950.00	1,950.00	18,624.00	19,500.00	876.00	23,400.00
5410 Ground Maint Extras	-	100.00	100.00	285.00	1,000.00	715.00	1,200.00
5420 Tree Trimming	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
5600 Licenses & Permits	-	20.83	20.83	-	208.30	208.30	250.00
5610 State Corp Fees	-	7.50	7.50	90.00	75.00	(15.00)	90.00
5620 Annual Condo Fees	-	14.00	14.00	388.08	140.00	(248.08)	168.00
5800 Management Fee Exp. 8/24 - 60 day notice	825.00	825.00	-	8,250.00	8,250.00	-	9,900.00
5900 Legal & Professional Fees	480.00	250.00	(230.00)	4,817.69	2,500.00	(2,317.69)	3,000.00
5950 Tax Preparation	-	18.75	18.75	-	187.50	187.50	225.00
6100 Building Maint	-	1,533.83	1,533.83	3,737.50	15,338.30	11,600.80	18,406.00
6110 Sprinkler Repair / Maint	-	100.00	100.00	137.00	1,000.00	863.00	1,200.00
6140 Plumbing	-	625.00	625.00	-	6,250.00	6,250.00	7,500.00
6180 Lake Maintenance	260.00	105.00	(155.00)	1,740.00	1,050.00	(690.00)	1,260.00
7000 Electric	186.05	131.25	(54.80)	1,349.29	1,312.50	(36.79)	1,575.00
7001 Trash	2,399.26	1,458.33	(940.93)	21,631.89	14,583.30	(7,048.59)	17,500.00
7002 Water/Sewer	2,823.50	2,666.67	(156.83)	33,917.36	26,666.70	(7,250.66)	32,000.00
8010 SA- Engineering Fees	-	-	-	4,888.50	-	(4,888.50)	-
8080 2024 Storm Repairs	1,218.00	-	(1,218.00)	1,218.00	-	(1,218.00)	-
Total ADMINISTRATIVE	19,274.23	23,085.91	3,811.68	232,708.13	230,859.10	(1,849.03)	277,031.00
NON OPERATING EXPENSES							
9010 Reserves- Painting	1,100.00	1,100.00	-	11,000.00	11,000.00	-	13,200.00
9020 Reserves- Paving	1,760.00	1,760.00	-	17,600.00	17,600.00	-	21,120.00
9030 Reserves- Roof	1,666.67	1,666.67	-	16,666.70	16,666.70	-	20,000.00
9100 Reserves- Deferred Maintenance	443.42	443.42	-	4,434.20	4,434.20	-	5,321.00
Total NON OPERATING EXPENSES	4,970.09	4,970.09	-	49,700.90	49,700.90	0.00	59,641.00
Total OPERATING EXPENSES	\$24,244.32	\$28,056.00	\$3,811.68	\$282,409.03	\$280,560.00	(\$1,849.03)	\$336,672.00
COMBINED NET INCOME	\$1,132.68	\$-	\$1,132.68	\$15,591.64	\$-	\$15,591.64	\$-



Income Statement Summary - Operating
 Bordeaux Village Association, No. 2, Inc.
 Fiscal Period: October 2024

Date: 11/7/2024
 Time: 11:04 am
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	30,234.00	27,174.97	30,122.00	26,054.00	27,402.43	29,155.76	30,742.43	30,950.62	26,059.00	25,376.57	-	-	
4020 Late Fees	-	-	1,056.79	-	-	-	2,321.50	-	-	-	-	-	\$283,271.78
4100 2023 Special Assessment	-	-	3,272.29	-	-	-	3,272.29	-	-	-	-	-	3,378.29
4110 Special Assessment- Mgmt & Shortfall	-	1,120.00	560.00	-	-	-	-	-	-	-	-	-	6,544.58
4400 Interest Income	1.07	0.73	0.77	0.64	0.57	128.32	560.00	-	-	-	-	-	6,544.58
4500 Application Fees	-	150.00	175.00	(50.00)	300.00	0.64	0.53	0.53	0.56	0.43	-	-	2,368.32
4800 Other Income/Legal	-	-	-	242.57	242.57	125.00	125.00	-	-	-	-	-	6.47
Total REVENUE	30,235.07	28,445.70	35,186.85	26,247.21	27,945.57	29,409.72	38,142.84	30,951.15	26,059.56	25,377.00	-	-	825.00
OPERATING EXPENSES													1,606.23
ADMINISTRATIVE													298,000.67
5010 Office Expenses	382.75	174.00	191.00	127.05	231.00	955.41	253.50	146.00	435.00	504.20	-	-	3,399.91
5015 Bank Charges	-	15.00	-	-	-	-	-	-	-	-	-	-	15.00
5300 Insurance-	20,878.91	10,157.16	10,691.75	11,158.80	-	10,812.01	9,429.92	9,367.92	10,578.22	7,744.89	-	-	100,819.58
5310 Insurance- Flood	-	-	-	-	-	23,768.00	-	-	-	-	-	-	27,399.33
5400 Ground Maint	1,950.00	2,050.00	-	2,110.00	1,950.00	2,050.00	4,269.00	2,295.00	1,950.00	2,833.33	-	-	18,624.00
5410 Ground Maint Extras	-	-	-	-	-	285.00	-	-	-	-	-	-	285.00
5610 State Corp Fees	90.00	-	-	-	-	-	-	-	-	-	-	-	90.00
5620 Annual Condo Fees	825.00	825.00	825.00	825.00	825.00	388.08	825.00	825.00	825.00	825.00	-	-	388.08
5800 Management Fee Exp. 8/24 - 60 day notice	-	-	-	-	-	825.00	-	-	-	-	-	-	8,250.00
5900 Legal & Professional Fees	207.81	1,167.50	60.00	450.00	1,236.38	346.00	-	540.00	330.00	480.00	-	-	4,817.69
6100 Building Maint	627.00	1,200.00	-	100.00	457.97	-	500.00	275.00	577.53	-	-	-	3,737.50
6110 Sprinkler Repair / Maint	-	-	-	-	137.00	-	-	-	-	-	-	-	137.00
6180 Lake Maintenance	105.00	105.00	110.00	110.00	110.00	110.00	110.00	110.00	610.00	260.00	-	-	1,740.00
7000 Electric	148.67	117.08	135.89	136.65	103.67	164.61	124.92	121.04	110.71	186.05	-	-	1,349.29
7001 Trash	2,216.61	1,916.17	2,236.63	1,925.56	1,922.43	1,906.13	2,374.42	2,374.42	2,360.26	2,399.26	-	-	21,631.89
7002 Water/Sewer	6,545.25	-	1,514.29	7,226.61	2,002.34	2,823.50	4,084.09	2,823.50	4,074.28	2,823.50	-	-	33,917.36
8010 SA- Engineering Fees	-	-	-	4,888.50	-	-	-	-	-	-	-	-	4,888.50
8080 2024 Storm Repairs	-	-	-	-	-	-	-	-	-	-	-	-	1,218.00
Total ADMINISTRATIVE	33,977.00	17,726.91	15,764.56	29,058.17	8,975.79	44,433.74	21,970.85	18,877.88	22,649.00	19,274.23	-	-	232,708.13
NON OPERATING EXPENSES													
9010 Reserves- Painting	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	-	-	11,000.00
9020 Reserves- Paving	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	-	-	17,600.00
9030 Reserves- Roof	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	-	-	16,666.70
9100 Reserves- Deferred Maintenance	443.42	443.42	443.42	443.42	443.42	443.42	443.42	443.42	443.42	443.42	-	-	4,434.20
Total NON OPERATING EXPENSES	4,970.09	4,970.09	4,970.09	4,970.09	4,970.09	4,970.09	4,970.09	4,970.09	4,970.09	4,970.09	-	-	49,700.90
Total OPERATING EXPENSES	38,947.09	22,697.00	20,734.65	34,028.26	13,945.88	49,403.83	26,940.94	23,847.97	27,619.09	24,244.32	-	-	282,409.03
Net Income:	(8,712.02)	5,748.70	14,452.20	(7,781.05)	13,999.69	(19,994.11)	11,201.90	7,103.18	(1,559.53)	1,132.68	-	-	15,591.64