



# **Financial Report Package**

**Unaudited for Management's Use Only**

**June 2025**

**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.



**Balance Sheet - Operating**

Bordeaux Village Association, No. 2, Inc.

End Date: 06/30/2025

Date: 7/9/2025

Time: 4:03 pm

Page: 1

**Assets**

**OPERATING FUNDS**

|                                            |             |             |
|--------------------------------------------|-------------|-------------|
| 11-1015-00-00 South State Operating - 0663 | \$85,826.37 |             |
| Total OPERATING FUNDS:                     |             | \$85,826.37 |

**RESERVE FUNDS**

|                                                           |            |                |
|-----------------------------------------------------------|------------|----------------|
| 12-1035-00-00 South State Reserve - 0666                  | 893,321.02 |                |
| 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:                                      |            | \$1,000,801.02 |

**Total Assets:**

**\$1,086,627.39**

**Liabilities & Equity**

**LIABILITIES**

|                                                          |             |                |
|----------------------------------------------------------|-------------|----------------|
| 20-2010-00-00 Reserves- Painting                         | 100,020.11  |                |
| 20-2015-00-00 2025 Special Assessment - Building Repairs | 563,841.30  |                |
| 20-2016-00-00 2025 Special Assessment - Insurance        | 74,723.00   |                |
| 20-2020-00-00 Reserves- Paving                           | 72,271.04   |                |
| 20-2030-00-00 Reserves- Roof                             | 145,350.44  |                |
| 20-2080-00-00 Reserves - Interest                        | 12,646.63   |                |
| 20-2100-00-00 Reserves- Deferred Maintenance             | 64,384.50   |                |
| 20-2110-00-00 Reserves- Street Lighting                  | (32,436.00) |                |
| Total LIABILITIES:                                       |             | \$1,000,801.02 |

**PREPAID/MISC LIABILITIES**

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

**EQUITY/CAPITAL**

|                           |            |              |
|---------------------------|------------|--------------|
| 30-3200-00-00 Prior Years | 386,082.99 |              |
| Total EQUITY/CAPITAL:     |            | \$386,082.99 |

|                        |              |                |
|------------------------|--------------|----------------|
| Net Income Gain / Loss | (307,736.62) |                |
|                        |              | (\$307,736.62) |

**Total Liabilities & Equity:**

**\$1,086,627.39**

## Income Statement - Operating

### Bordeaux Village Association, No. 2, Inc.

06/30/2025

Date: 7/9/2025  
 Time: 4:03 pm  
 Page: 1

| Description                  |                                            | Current Period |             |              | Year-to-date   |              |                | Annual Budget |
|------------------------------|--------------------------------------------|----------------|-------------|--------------|----------------|--------------|----------------|---------------|
|                              |                                            | Actual         | Budget      | Variance     | Actual         | Budget       | Variance       |               |
| REVENUE                      |                                            |                |             |              |                |              |                |               |
| 4010                         | Unit Maintenance Fees                      | \$20,823.00    | \$29,190.00 | (\$8,367.00) | \$156,303.81   | \$175,140.00 | (\$18,836.19)  | \$350,280.00  |
| 4020                         | Late Fees                                  | -              | 416.67      | (416.67)     | -              | 2,500.02     | (2,500.02)     | 5,000.00      |
| 4120                         | 2024 Special Assessment                    | -              | -           | -            | (35,101.79)    | -            | (35,101.79)    | -             |
| 4130                         | 2025 Special Assessment                    | 2,330.00       | -           | 2,330.00     | 563,841.30     | -            | 563,841.30     | -             |
| 4140                         | Insurance Special Assessment               | 85.00          | -           | 85.00        | 74,028.00      | -            | 74,028.00      | -             |
| 4400                         | Interest Income                            | -              | -           | -            | 1.16           | -            | 1.16           | -             |
| 4500                         | Application Fees                           | -              | -           | -            | 250.00         | -            | 250.00         | -             |
| 4800                         | Other Income/Legal                         | -              | -           | -            | 6.00           | -            | 6.00           | -             |
| Total REVENUE                |                                            | 23,238.00      | 29,606.67   | (6,368.67)   | 759,328.48     | 177,640.02   | 581,688.46     | 355,280.00    |
| OPERATING EXPENSES           |                                            |                |             |              |                |              |                |               |
| ADMINISTRATIVE               |                                            |                |             |              |                |              |                |               |
| 5010                         | Office Expenses                            | 727.74         | 346.92      | (380.82)     | 3,302.50       | 2,081.52     | (1,220.98)     | 4,163.00      |
| 5030                         | Website                                    | -              | 62.50       | 62.50        | -              | 375.00       | 375.00         | 750.00        |
| 5300                         | Insurance-                                 | 11,549.32      | 9,833.33    | (1,715.99)   | 30,106.33      | 58,999.98    | 28,893.65      | 118,000.00    |
| 5310                         | Insurance- Flood                           | -              | 3,150.00    | 3,150.00     | 316,802.00     | 18,900.00    | (297,902.00)   | 37,800.00     |
| 5400                         | Ground Maint                               | -              | 2,000.00    | 2,000.00     | 11,090.00      | 12,000.00    | 910.00         | 24,000.00     |
| 5410                         | Ground Maint Extras                        | -              | 100.00      | 100.00       | -              | 600.00       | 600.00         | 1,200.00      |
| 5420                         | Tree Trimming                              | -              | 208.33      | 208.33       | -              | 1,249.98     | 1,249.98       | 2,500.00      |
| 5600                         | Licenses & Permits                         | -              | 20.83       | 20.83        | -              | 124.98       | 124.98         | 250.00        |
| 5610                         | State Corp Fees                            | -              | 7.50        | 7.50         | 258.00         | 45.00        | (213.00)       | 90.00         |
| 5620                         | Annual Condo Fees                          | -              | 32.33       | 32.33        | -              | 193.98       | 193.98         | 388.00        |
| 5800                         | Management Fee Exp. 8/24 - 60 day notice   | 866.00         | 825.00      | (41.00)      | 5,196.00       | 4,950.00     | (246.00)       | 9,900.00      |
| 5950                         | Tax Preparation                            | -              | 18.75       | 18.75        | 425.00         | 112.50       | (312.50)       | 225.00        |
| 5960                         | Legal                                      | 1,430.00       | 416.67      | (1,013.33)   | 2,281.55       | 2,500.02     | 218.47         | 5,000.00      |
| 5970                         | EFTPS - IRS TAX PMTS                       | -              | -           | -            | 1,671.00       | -            | (1,671.00)     | -             |
| 6100                         | Building Maint                             | -              | 416.67      | 416.67       | 575.00         | 2,500.02     | 1,925.02       | 5,000.00      |
| 6110                         | Sprinkler Repair / Maint                   | -              | 100.00      | 100.00       | -              | 600.00       | 600.00         | 1,200.00      |
| 6140                         | Plumbing                                   | -              | 208.33      | 208.33       | -              | 1,249.98     | 1,249.98       | 2,500.00      |
| 6180                         | Lake Maintenance                           | 260.00         | 260.00      | -            | 1,560.00       | 1,560.00     | -              | 3,120.00      |
| 7000                         | Electric                                   | 168.82         | 133.75      | (35.07)      | 712.12         | 802.50       | 90.38          | 1,605.00      |
| 7001                         | Trash                                      | 601.76         | 650.00      | 48.24        | 3,922.71       | 3,900.00     | (22.71)        | 7,800.00      |
| 7002                         | Water/Sewer                                | 3,246.50       | 3,083.33    | (163.17)     | 21,523.63      | 18,499.98    | (3,023.65)     | 37,000.00     |
| 8000                         | General Contingency                        | -              | 3,084.08    | 3,084.08     | -              | 18,504.48    | 18,504.48      | 37,009.00     |
| 8080                         | Storm Repairs                              | -              | 416.67      | 416.67       | 3,685.00       | 2,500.02     | (1,184.98)     | 5,000.00      |
| Total ADMINISTRATIVE         |                                            | 18,850.14      | 25,374.99   | 6,524.85     | 403,110.84     | 152,249.94   | (250,860.90)   | 304,500.00    |
| NON OPERATING EXPENSES       |                                            |                |             |              |                |              |                |               |
| 9015                         | 2025 Special Assessment - Building Repairs | 2,330.00       | -           | (2,330.00)   | 563,841.30     | -            | (563,841.30)   | -             |
| 9016                         | 2025 Special Assessment - Insurance        | 85.00          | -           | (85.00)      | 74,723.00      | -            | (74,723.00)    | -             |
| 9020                         | Reserves- Paving                           | 898.33         | 898.33      | -            | 5,389.98       | 5,389.98     | -              | 10,780.00     |
| 9030                         | Reserves- Roof                             | 3,333.33       | 3,333.33    | -            | 19,999.98      | 19,999.98    | -              | 40,000.00     |
| Total NON OPERATING EXPENSES |                                            | 6,646.66       | 4,231.66    | (2,415.00)   | 663,954.26     | 25,389.96    | (638,564.30)   | 50,780.00     |
| Total OPERATING EXPENSES     |                                            | \$25,496.80    | \$29,606.65 | \$4,109.85   | \$1,067,065.10 | \$177,639.90 | (\$889,425.20) | \$355,280.00  |
| COMBINED NET INCOME          |                                            | (\$2,258.80)   | \$0.02      | (\$2,258.82) | (\$307,736.62) | \$0.12       | (\$307,736.74) | \$-           |



## Income Statement Summary - Operating

Bordeaux Village Association, No. 2, Inc.

Fiscal Period: June 2025

Date: 7/9/2025

Time: 4:03 pm

Page: 1

| Account                                         | January           | February            | March             | April              | May              | June              | July | August | September | October | November | December | Total               |
|-------------------------------------------------|-------------------|---------------------|-------------------|--------------------|------------------|-------------------|------|--------|-----------|---------|----------|----------|---------------------|
| <b>REVENUE</b>                                  |                   |                     |                   |                    |                  |                   |      |        |           |         |          |          |                     |
| 4010 Unit Maintenance Fees                      | 60,369.79         | (13,764.30)         | 94,297.00         | (35,935.68)        | 30,514.00        | 20,823.00         | -    | -      | -         | -       | -        | -        | \$156,303.81        |
| 4120 2024 Special Assessment                    | 53,403.21         | (88,505.00)         | -                 | -                  | -                | -                 | -    | -      | -         | -       | -        | -        | (35,101.79)         |
| 4130 2025 Special Assessment                    | -                 | 322,905.30          | 7,516.00          | 192,336.00         | 38,754.00        | 2,330.00          | -    | -      | -         | -       | -        | -        | 563,841.30          |
| 4140 Insurance Special Assessment               | -                 | 14,000.00           | (695.00)          | 53,307.00          | 7,331.00         | 85.00             | -    | -      | -         | -       | -        | -        | 74,028.00           |
| 4400 Interest Income                            | 0.39              | 0.35                | 0.38              | 0.04               | -                | -                 | -    | -      | -         | -       | -        | -        | 1.16                |
| 4500 Application Fees                           | -                 | 250.00              | -                 | -                  | -                | -                 | -    | -      | -         | -       | -        | -        | 250.00              |
| 4800 Other Income/Legal                         | -                 | 6.00                | -                 | -                  | -                | -                 | -    | -      | -         | -       | -        | -        | 6.00                |
| <b>Total REVENUE</b>                            | <b>113,773.39</b> | <b>234,892.35</b>   | <b>101,118.38</b> | <b>209,707.36</b>  | <b>76,599.00</b> | <b>23,238.00</b>  | -    | -      | -         | -       | -        | -        | <b>759,328.48</b>   |
| <b>OPERATING EXPENSES</b>                       |                   |                     |                   |                    |                  |                   |      |        |           |         |          |          |                     |
| <b>ADMINISTRATIVE</b>                           |                   |                     |                   |                    |                  |                   |      |        |           |         |          |          |                     |
| 5010 Office Expenses                            | 1,601.38          | 133.00              | 459.72            | 243.66             | 137.00           | 727.74            | -    | -      | -         | -       | -        | -        | 3,302.50            |
| 5300 Insurance-                                 | 7,356.72          | 7,356.72            | 7,356.72          | (3,350.03)         | (163.12)         | 11,549.32         | -    | -      | -         | -       | -        | -        | 30,106.33           |
| 5310 Insurance- Flood                           | 2,352.00          | 308,150.00          | 3,150.00          | 3,150.00           | -                | -                 | -    | -      | -         | -       | -        | -        | 316,802.00          |
| 5400 Ground Maint                               | 2,000.00          | 3,900.00            | -                 | 2,600.00           | 2,590.00         | -                 | -    | -      | -         | -       | -        | -        | 11,090.00           |
| 5610 State Corp Fees                            | 258.00            | -                   | -                 | -                  | -                | -                 | -    | -      | -         | -       | -        | -        | 258.00              |
| 5800 Management Fee Exp. 8/24 - 60 day notice   | 866.00            | 866.00              | 866.00            | 866.00             | 866.00           | 866.00            | -    | -      | -         | -       | -        | -        | 5,196.00            |
| 5950 Tax Preparation                            | -                 | 425.00              | -                 | -                  | -                | -                 | -    | -      | -         | -       | -        | -        | 425.00              |
| 5960 Legal                                      | -                 | -                   | -                 | -                  | 851.55           | 1,430.00          | -    | -      | -         | -       | -        | -        | 2,281.55            |
| 5970 EFTPS - IRS TAX PMTS                       | -                 | -                   | 1,671.00          | -                  | -                | -                 | -    | -      | -         | -       | -        | -        | 1,671.00            |
| 6100 Building Maint                             | -                 | 575.00              | -                 | -                  | -                | -                 | -    | -      | -         | -       | -        | -        | 575.00              |
| 6180 Lake Maintenance                           | 260.00            | 260.00              | 260.00            | 260.00             | 260.00           | 260.00            | -    | -      | -         | -       | -        | -        | 1,560.00            |
| 7000 Electric                                   | -                 | 172.05              | 121.21            | 119.98             | 130.06           | 168.82            | -    | -      | -         | -       | -        | -        | 712.12              |
| 7001 Trash                                      | 3,167.02          | (1,825.66)          | 516.07            | 601.76             | 861.76           | 601.76            | -    | -      | -         | -       | -        | -        | 3,922.71            |
| 7002 Water/Sewer                                | 3,975.86          | 3,246.50            | 3,456.56          | 4,155.52           | 3,442.69         | 3,246.50          | -    | -      | -         | -       | -        | -        | 21,523.63           |
| 8080 Storm Repairs                              | 3,685.00          | -                   | -                 | -                  | -                | -                 | -    | -      | -         | -       | -        | -        | 3,685.00            |
| <b>Total ADMINISTRATIVE</b>                     | <b>25,521.98</b>  | <b>323,258.61</b>   | <b>17,857.28</b>  | <b>8,646.89</b>    | <b>8,975.94</b>  | <b>18,850.14</b>  | -    | -      | -         | -       | -        | -        | <b>403,110.84</b>   |
| <b>NON OPERATING EXPENSES</b>                   |                   |                     |                   |                    |                  |                   |      |        |           |         |          |          |                     |
| 9015 2025 Special Assessment - Building Repairs | -                 | 322,905.30          | 7,516.00          | 192,336.00         | 38,754.00        | 2,330.00          | -    | -      | -         | -       | -        | -        | 563,841.30          |
| 9016 2025 Special Assessment - Insurance        | -                 | 14,000.00           | -                 | 53,307.00          | 7,331.00         | 85.00             | -    | -      | -         | -       | -        | -        | 74,723.00           |
| 9020 Reserves- Paving                           | 898.33            | 898.33              | 898.33            | 898.33             | 898.33           | 898.33            | -    | -      | -         | -       | -        | -        | 5,389.98            |
| 9030 Reserves- Roof                             | 3,333.33          | 3,333.33            | 3,333.33          | 3,333.33           | 3,333.33         | 3,333.33          | -    | -      | -         | -       | -        | -        | 19,999.98           |
| <b>Total NON OPERATING EXPENSES</b>             | <b>4,231.66</b>   | <b>341,136.96</b>   | <b>11,747.66</b>  | <b>249,874.66</b>  | <b>50,316.66</b> | <b>6,646.66</b>   | -    | -      | -         | -       | -        | -        | <b>663,954.26</b>   |
| <b>Total OPERATING EXPENSES</b>                 | <b>29,753.64</b>  | <b>664,395.57</b>   | <b>29,604.94</b>  | <b>258,521.55</b>  | <b>59,292.60</b> | <b>25,496.80</b>  | -    | -      | -         | -       | -        | -        | <b>1,067,065.10</b> |
| <b>Net Income:</b>                              | <b>84,019.75</b>  | <b>(429,503.22)</b> | <b>71,513.44</b>  | <b>(48,814.19)</b> | <b>17,306.40</b> | <b>(2,258.80)</b> | -    | -      | -         | -       | -        | -        | <b>(307,736.62)</b> |