



# **Financial Report Package**

**Unaudited for Management's Use Only**

**September 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.

To: Our Valued Clients

From: Ameri-Tech Realty, Inc. Executive Leadership – Mike Perez, CEO

Date: October 10, 2025

**We have some important and exciting news to share with you!**

Ameri-Tech's philosophy is to be the best management company in our area and provide a higher level of customized service to our communities. Toward this goal, we have been wildly successful thanks to the efforts of our team members and the volunteers who serve their communities. We deeply appreciate the relationships we have with all of you.

To stay competitive, cutting-edge and to provide an even more robust suite of services, we have decided to partner with a larger management company. After months of extensive conversations and due diligence, we have found a wonderful company to partner with so that we can expand our unique level of service to even more associations. Summit Management Partners has 15 branch locations across the U.S., with three in the Florida market, all operating independently. This means that Ameri-Tech's name, brand, all our staff, and processes and procedures will continue without change. The only changes we expect are geared to enhance our clients' and team members' experiences. Most importantly, there are no changes to your current management agreement, business partnerships and all terms, conditions and scope of services with existing contracts remaining in place.

Summit's expertise and unique collaborative model among all locations brings even greater synergies to management and our clients. We agree that the consistency of staff and the relationships that we have developed with our valued clients is what has brought us tremendous success and helped us build thriving communities together. Both Ameri-Tech and Summit have closely aligned cultures and extremely high service values.

The Ameri-Tech brand will remain; the three offices will remain and most importantly all team members will also remain intact. I will continue as President and CEO, and Karen Browder will lead accounting and serve as CFO along with the Florida Summit Management Partners leadership.

Please understand Karen and I are getting older, and we have over 100 employees that depend on us. One of our main concerns was that if one or both of us should become sick, we didn't have strong enough leadership in place to keep Ameri-Tech growing strong. With our new Partners, Summit Management Partners, we do now! Our associations will see no changes with respect to how we operate, other than more internal accountability and better benefits.

If you have any questions, please contact me at [mperez@ameritechmail.com](mailto:mperez@ameritechmail.com)

Your business and trust in us are greatly appreciated.

**Balance Sheet - Operating**

 Bordeaux Village Association, No. 2, Inc.  
 End Date: 09/30/2025

 Date: 10/7/2025  
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**Assets**

## OPERATING FUNDS

|                                            |             |             |
|--------------------------------------------|-------------|-------------|
| 11-1015-00-00 South State Operating - 0663 | \$45,809.29 |             |
| Total OPERATING FUNDS:                     |             | \$45,809.29 |

## RESERVE FUNDS

|                                                           |              |                |
|-----------------------------------------------------------|--------------|----------------|
| 12-1035-00-00 South State Reserve - 0666                  | 1,012,642.78 |                |
| 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:                                      |              | \$1,120,122.78 |

|                      |  |                       |
|----------------------|--|-----------------------|
| <b>Total Assets:</b> |  | <b>\$1,165,932.07</b> |
|----------------------|--|-----------------------|

**Liabilities & Equity**

## LIABILITIES

|                                                          |            |                |
|----------------------------------------------------------|------------|----------------|
| 20-2010-00-00 Reserves- Painting                         | 100,020.11 |                |
| 20-2015-00-00 2025 Special Assessment - Building Repairs | 563,926.30 |                |
| 20-2016-00-00 2025 Special Assessment - Insurance        | 80,708.00  |                |
| 20-2017-00-00 2025 Special Assessment - HVAC Helene      | 63,326.46  |                |
| 20-2020-00-00 Reserves- Paving                           | 74,966.03  |                |
| 20-2030-00-00 Reserves- Roof                             | 155,350.43 |                |
| 20-2080-00-00 Reserves - Interest                        | 17,440.95  |                |
| 20-2100-00-00 Reserves- Deferred Maintenance             | 64,384.50  |                |
| Total LIABILITIES:                                       |            | \$1,120,122.78 |

## 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 | (347,753.70) |                |
|                        |              | (\$347,753.70) |

|                                        |  |                       |
|----------------------------------------|--|-----------------------|
| <b>Total Liabilities &amp; Equity:</b> |  | <b>\$1,165,932.07</b> |
|----------------------------------------|--|-----------------------|



**Income Statement - Operating**  
Bordeaux Village Association, No. 2, Inc.  
09/30/2025

Date: 10/7/2025  
Time: 10:00 am  
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| Description                  |                                            | Current Period |             |             | Year-to-date |              |               | Annual       |
|------------------------------|--------------------------------------------|----------------|-------------|-------------|--------------|--------------|---------------|--------------|
|                              |                                            | Actual         | Budget      | Variance    | Actual       | Budget       | Variance      | Budget       |
| REVENUE                      |                                            |                |             |             |              |              |               |              |
| 4010                         | Unit Maintenance Fees                      | \$32,461.61    | \$29,190.00 | \$3,271.61  | \$244,501.44 | \$262,710.00 | (\$18,208.56) | \$350,280.00 |
| 4020                         | Late Fees                                  | 956.20         | 416.67      | 539.53      | 1,493.90     | 3,750.03     | (2,256.13)    | 5,000.00     |
| 4120                         | 2024 Special Assessment                    | -              | -           | -           | (35,769.79)  | -            | (35,769.79)   | -            |
| 4130                         | 2025 Special Assessment                    | 14,896.00      | -           | 14,896.00   | 597,637.30   | -            | 597,637.30    | -            |
| 4140                         | Insurance Special Assessment               | 1,985.00       | -           | 1,985.00    | 80,013.00    | -            | 80,013.00     | -            |
| 4150                         | 2025 Special Assessment HVAC Helene        | 33,627.16      | -           | 33,627.16   | 63,326.46    | -            | 63,326.46     | -            |
| 4400                         | Interest Income                            | -              | -           | -           | 1.16         | -            | 1.16          | -            |
| 4500                         | Application Fees                           | -              | -           | -           | 375.00       | -            | 375.00        | -            |
| 4800                         | Other Income/Legal                         | 1,045.21       | -           | 1,045.21    | 1,646.33     | -            | 1,646.33      | -            |
| Total REVENUE                |                                            | 84,971.18      | 29,606.67   | 55,364.51   | 953,224.80   | 266,460.03   | 686,764.77    | 355,280.00   |
| OPERATING EXPENSES           |                                            |                |             |             |              |              |               |              |
| ADMINISTRATIVE               |                                            |                |             |             |              |              |               |              |
| 5010                         | Office Expenses                            | 1,089.86       | 346.92      | (742.94)    | 4,865.36     | 3,122.28     | (1,743.08)    | 4,163.00     |
| 5030                         | Website                                    | -              | 62.50       | 62.50       | -            | 562.50       | 562.50        | 750.00       |
| 5300                         | Insurance-                                 | -              | 9,833.33    | 9,833.33    | 88,874.33    | 88,499.97    | (374.36)      | 118,000.00   |
| 5310                         | Insurance- Flood                           | -              | 3,150.00    | 3,150.00    | 44,396.00    | 28,350.00    | (16,046.00)   | 37,800.00    |
| 5400                         | Ground Maint                               | 1,950.00       | 2,000.00    | 50.00       | 19,000.00    | 18,000.00    | (1,000.00)    | 24,000.00    |
| 5410                         | Ground Maint Extras                        | -              | 100.00      | 100.00      | 2,450.00     | 900.00       | (1,550.00)    | 1,200.00     |
| 5420                         | Tree Trimming                              | -              | 208.33      | 208.33      | -            | 1,874.97     | 1,874.97      | 2,500.00     |
| 5600                         | Licenses & Permits                         | 250.00         | 20.83       | (229.17)    | 250.00       | 187.47       | (62.53)       | 250.00       |
| 5610                         | State Corp Fees                            | -              | 7.50        | 7.50        | 258.00       | 67.50        | (190.50)      | 90.00        |
| 5620                         | Annual Condo Fees                          | -              | 32.33       | 32.33       | -            | 290.97       | 290.97        | 388.00       |
| 5800                         | Management Fee Exp. 8/24 - 60 day notice   | 866.00         | 825.00      | (41.00)     | 7,794.00     | 7,425.00     | (369.00)      | 9,900.00     |
| 5900                         | Legal & Professional Fees                  | -              | -           | -           | 180.00       | -            | (180.00)      | -            |
| 5950                         | Tax Preparation                            | -              | 18.75       | 18.75       | 425.00       | 168.75       | (256.25)      | 225.00       |
| 5960                         | Legal                                      | 1,039.80       | 416.67      | (623.13)    | 4,512.60     | 3,750.03     | (762.57)      | 5,000.00     |
| 5970                         | EFTPS - IRS TAX PMTS                       | -              | -           | -           | 1,671.00     | -            | (1,671.00)    | -            |
| 6100                         | Building Maint                             | 945.56         | 416.67      | (528.89)    | 3,120.76     | 3,750.03     | 629.27        | 5,000.00     |
| 6110                         | Sprinkler Repair / Maint                   | -              | 100.00      | 100.00      | -            | 900.00       | 900.00        | 1,200.00     |
| 6140                         | Plumbing                                   | -              | 208.33      | 208.33      | -            | 1,874.97     | 1,874.97      | 2,500.00     |
| 6180                         | Lake Maintenance                           | 260.00         | 260.00      | -           | 2,340.00     | 2,340.00     | -             | 3,120.00     |
| 7000                         | Electric                                   | 103.00         | 133.75      | 30.75       | 964.78       | 1,203.75     | 238.97        | 1,605.00     |
| 7001                         | Trash                                      | 601.76         | 650.00      | 48.24       | 1,102.19     | 5,850.00     | 4,747.81      | 7,800.00     |
| 7002                         | Water/Sewer                                | 2,694.53       | 3,083.33    | 388.80      | 30,332.78    | 27,749.97    | (2,582.81)    | 37,000.00    |
| 8000                         | General Contingency                        | -              | 3,084.08    | 3,084.08    | -            | 27,756.72    | 27,756.72     | 37,009.00    |
| 8080                         | Storm Repairs                              | -              | 416.67      | 416.67      | 3,685.00     | 3,750.03     | 65.03         | 5,000.00     |
| 8090                         | Insurance Proceeds To Attorney             | -              | -           | -           | 305,000.00   | -            | (305,000.00)  | -            |
| Total ADMINISTRATIVE         |                                            | 9,800.51       | 25,374.99   | 15,574.48   | 521,221.80   | 228,374.91   | (292,846.89)  | 304,500.00   |
| NON OPERATING EXPENSES       |                                            |                |             |             |              |              |               |              |
| 9015                         | 2025 Special Assessment - Building Repairs | 14,896.00      | -           | (14,896.00) | 597,637.30   | -            | (597,637.30)  | -            |
| 9016                         | 2025 Special Assessment - Insurance        | 1,985.00       | -           | (1,985.00)  | 80,708.00    | -            | (80,708.00)   | -            |
| 9017                         | 2025 Special Assessment - HVAC Helene      | 33,627.16      | -           | (33,627.16) | 63,326.46    | -            | (63,326.46)   | -            |
| 9020                         | Reserves- Paving                           | 898.33         | 898.33      | -           | 8,084.97     | 8,084.97     | -             | 10,780.00    |
| 9030                         | Reserves- Roof                             | 3,333.33       | 3,333.33    | -           | 29,999.97    | 29,999.97    | -             | 40,000.00    |
| Total NON OPERATING EXPENSES |                                            | 54,739.82      | 4,231.66    | (50,508.16) | 779,756.70   | 38,084.94    | (741,671.76)  | 50,780.00    |



Income Statement - Operating

Bordeaux Village Association, No. 2, Inc.

09/30/2025

Date:10/7/2025

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| Description              | Current Period |             |               | Year-to-date   |              |                  | Annual Budget |
|--------------------------|----------------|-------------|---------------|----------------|--------------|------------------|---------------|
|                          | Actual         | Budget      | Variance      | Actual         | Budget       | Variance         |               |
| Total OPERATING EXPENSES | \$64,540.33    | \$29,606.65 | (\$34,933.68) | \$1,300,978.50 | \$266,459.85 | (\$1,034,518.65) | \$355,280.00  |
| COMBINED NET INCOME      | \$20,430.85    | \$0.02      | \$20,430.83   | (\$347,753.70) | \$0.18       | (\$347,753.88)   | \$-           |

|                               |                                            | Actual              | Budget              | \$ Over Budget      | % of Budget    |
|-------------------------------|--------------------------------------------|---------------------|---------------------|---------------------|----------------|
| <b>REVENUE</b>                |                                            |                     |                     |                     |                |
| 40-4010-00-00                 | Unit Maintenance Fees                      | \$244,501.44        | \$350,280.00        | (\$105,778.56)      | 69.80%         |
| 40-4020-00-00                 | Late Fees                                  | \$1,493.90          | \$5,000.00          | (\$3,506.10)        | 29.88%         |
| 40-4120-00-00                 | 2024 Special Assessment                    | (\$35,769.79)       | \$0.00              | (\$35,769.79)       | 100.00%        |
| 40-4130-00-00                 | 2025 Special Assessment                    | \$597,637.30        | \$0.00              | \$597,637.30        | 100.00%        |
| 40-4140-00-00                 | Insurance Special Assessment               | \$80,013.00         | \$0.00              | \$80,013.00         | 100.00%        |
| 40-4150-00-00                 | 2025 Special Assessment HVAC Helene        | \$63,326.46         | \$0.00              | \$63,326.46         | 100.00%        |
| 40-4400-00-00                 | Interest Income                            | \$1.16              | \$0.00              | \$1.16              | 100.00%        |
| 40-4500-00-00                 | Application Fees                           | \$375.00            | \$0.00              | \$375.00            | 100.00%        |
| 40-4800-00-00                 | Other Income/Legal                         | \$1,646.33          | \$0.00              | \$1,646.33          | 100.00%        |
| <b>Total REVENUE:</b>         |                                            | <b>\$953,224.80</b> | <b>\$355,280.00</b> | <b>\$597,944.80</b> | <b>288.44%</b> |
|                               |                                            | <b>\$953,224.80</b> | <b>\$355,280.00</b> | <b>\$597,944.80</b> | <b>268.30%</b> |
| <b>ADMINISTRATIVE</b>         |                                            |                     |                     |                     |                |
| 50-5010-00-09                 | Office Expenses                            | \$4,865.36          | \$4,163.00          | \$702.36            | 116.87%        |
| 50-5030-00-09                 | Website                                    | \$0.00              | \$750.00            | (\$750.00)          | 0.00%          |
| 50-5300-00-09                 | Insurance-                                 | \$88,874.33         | \$118,000.00        | (\$29,125.67)       | 75.32%         |
| 50-5310-00-09                 | Insurance- Flood                           | \$44,396.00         | \$37,800.00         | \$6,596.00          | 117.45%        |
| 50-5400-00-09                 | Ground Maint                               | \$19,000.00         | \$24,000.00         | (\$5,000.00)        | 79.17%         |
| 50-5410-00-09                 | Ground Maint Extras                        | \$2,450.00          | \$1,200.00          | \$1,250.00          | 204.17%        |
| 50-5420-00-09                 | Tree Trimming                              | \$0.00              | \$2,500.00          | (\$2,500.00)        | 0.00%          |
| 50-5600-00-09                 | Licenses & Permits                         | \$250.00            | \$250.00            | \$0.00              | 100.00%        |
| 50-5610-00-09                 | State Corp Fees                            | \$258.00            | \$90.00             | \$168.00            | 286.67%        |
| 50-5620-00-09                 | Annual Condo Fees                          | \$0.00              | \$388.00            | (\$388.00)          | 0.00%          |
| 50-5800-00-09                 | Management Fee Exp. 8/24 - 60 day notice   | \$7,794.00          | \$9,900.00          | (\$2,106.00)        | 78.73%         |
| 50-5900-00-09                 | Legal & Professional Fees                  | \$180.00            | \$0.00              | \$180.00            | 100.00%        |
| 50-5950-00-09                 | Tax Preparation                            | \$425.00            | \$225.00            | \$200.00            | 188.89%        |
| 50-5960-00-09                 | Legal                                      | \$4,512.60          | \$5,000.00          | (\$487.40)          | 90.25%         |
| 50-5970-00-09                 | EFTPS - IRS TAX PMTS                       | \$1,671.00          | \$0.00              | \$1,671.00          | 100.00%        |
| 50-6100-00-09                 | Building Maint                             | \$3,120.76          | \$5,000.00          | (\$1,879.24)        | 62.42%         |
| 50-6110-00-09                 | Sprinkler Repair / Maint                   | \$0.00              | \$1,200.00          | (\$1,200.00)        | 0.00%          |
| 50-6140-00-09                 | Plumbing                                   | \$0.00              | \$2,500.00          | (\$2,500.00)        | 0.00%          |
| 50-6180-00-09                 | Lake Maintenance                           | \$2,340.00          | \$3,120.00          | (\$780.00)          | 75.00%         |
| 50-7000-00-09                 | Electric                                   | \$964.78            | \$1,605.00          | (\$640.22)          | 60.11%         |
| 50-7001-00-09                 | Trash                                      | \$1,102.19          | \$7,800.00          | (\$6,697.81)        | 14.13%         |
| 50-7002-00-09                 | Water/Sewer                                | \$30,332.78         | \$37,000.00         | (\$6,667.22)        | 81.98%         |
| 50-8000-00-09                 | General Contingency                        | \$0.00              | \$37,009.00         | (\$37,009.00)       | 0.00%          |
| 50-8080-00-09                 | Storm Repairs                              | \$3,685.00          | \$5,000.00          | (\$1,315.00)        | 73.70%         |
| 50-8090-00-09                 | Insurance Proceeds To Attorney             | \$305,000.00        | \$0.00              | \$305,000.00        | 100.00%        |
| <b>Total ADMINISTRATIVE:</b>  |                                            | <b>\$521,221.80</b> | <b>\$304,500.00</b> | <b>\$216,721.80</b> | <b>171.17%</b> |
| <b>NON OPERATING EXPENSES</b> |                                            |                     |                     |                     |                |
| 90-9015-00-09                 | 2025 Special Assessment - Building Repairs | \$597,637.30        | \$0.00              | \$597,637.30        | 100.00%        |
| 90-9016-00-09                 | 2025 Special Assessment - Insurance        | \$80,708.00         | \$0.00              | \$80,708.00         | 100.00%        |
| 90-9017-00-09                 | 2025 Special Assessment - HVAC Helene      | \$63,326.46         | \$0.00              | \$63,326.46         | 100.00%        |
| 90-9020-00-09                 | Reserves- Paving                           | \$8,084.97          | \$10,780.00         | (\$2,695.03)        | 75.00%         |
| 90-9030-00-09                 | Reserves- Roof                             | \$29,999.97         | \$40,000.00         | (\$10,000.03)       | 75.00%         |
| 90-9100-00-09                 | Reserves- Deferred Maintenance             | \$0.00              | \$0.00              | \$0.00              | 100.00%        |



Income Statement Budget vs. Actual

Bordeaux Village Association, No. 2, Inc.

1/1/2025 - 09/30/2025

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|                               |                |              |                |           |
|-------------------------------|----------------|--------------|----------------|-----------|
| Total NON OPERATING EXPENSES: | \$779,756.70   | \$50,780.00  | \$728,976.70   | 1,535.56% |
|                               | \$1,300,978.50 | \$355,280.00 | \$945,698.50   | 366.18%   |
| Net Income:                   | (\$347,753.70) | \$0.00       | (\$347,753.70) | 100.00%   |



### Income Statement Summary - Operating

Bordeaux Village Association, No. 2, Inc.

Fiscal Period: September 2025

Date: 10/7/2025

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| 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        | 31,956.00         | 23,780.02        | 32,461.61        | -        | -        | -        | \$244,501.44      |
| 4020 Late Fees                                  | -                 | -                 | -                 | -                 | -                | -                | -                 | 537.70           | 956.20           | -        | -        | -        | 1,493.90          |
| 4120 2024 Special Assessment                    | 53,403.21         | (88,505.00)       | -                 | -                 | -                | -                | -                 | (668.00)         | -                | -        | -        | -        | (35,769.79)       |
| 4130 2025 Special Assessment                    | -                 | 322,905.30        | 7,516.00          | 192,336.00        | 38,754.00        | 2,330.00         | 7,159.54          | 11,740.46        | 14,896.00        | -        | -        | -        | 597,637.30        |
| 4140 Insurance Special Assessment               | -                 | 14,000.00         | (695.00)          | 53,307.00         | 7,331.00         | 85.00            | 2,000.00          | 2,000.00         | 1,985.00         | -        | -        | -        | 80,013.00         |
| 4150 2025 Special Assessment HVAC Helene        | -                 | -                 | -                 | -                 | -                | -                | -                 | 29,699.30        | 33,627.16        | -        | -        | -        | 63,326.46         |
| 4400 Interest Income                            | 0.39              | 0.35              | 0.38              | 0.04              | -                | -                | -                 | -                | -                | -        | -        | -        | 1.16              |
| 4500 Application Fees                           | -                 | 250.00            | -                 | -                 | -                | -                | -                 | 125.00           | -                | -        | -        | -        | 375.00            |
| 4800 Other Income/Legal                         | -                 | 6.00              | -                 | -                 | -                | -                | -                 | 595.12           | 1,045.21         | -        | -        | -        | 1,646.33          |
| <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>41,115.54</b>  | <b>67,809.60</b> | <b>84,971.18</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>953,224.80</b> |
| <b>OPERATING EXPENSES</b>                       |                   |                   |                   |                   |                  |                  |                   |                  |                  |          |          |          |                   |
| <b>ADMINISTRATIVE</b>                           |                   |                   |                   |                   |                  |                  |                   |                  |                  |          |          |          |                   |
| 5010 Office Expenses                            | 1,601.38          | 133.00            | 459.72            | 243.66            | 137.00           | 727.74           | 307.00            | 166.00           | 1,089.86         | -        | -        | -        | 4,865.36          |
| 5300 Insurance-                                 | 7,356.72          | 7,356.72          | 7,356.72          | (3,350.03)        | (163.12)         | 11,549.32        | 58,265.00         | 503.00           | -                | -        | -        | -        | 88,874.33         |
| 5310 Insurance- Flood                           | 2,352.00          | 3,150.00          | 3,150.00          | 3,150.00          | -                | -                | 32,594.00         | -                | -                | -        | -        | -        | 44,396.00         |
| 5400 Ground Maint                               | 2,000.00          | 3,900.00          | -                 | 2,600.00          | 2,590.00         | -                | 1,950.00          | 4,010.00         | 1,950.00         | -        | -        | -        | 19,000.00         |
| 5410 Ground Maint Extras                        | -                 | -                 | -                 | -                 | -                | -                | 2,450.00          | -                | -                | -        | -        | -        | 2,450.00          |
| 5600 Licenses & Permits                         | -                 | -                 | -                 | -                 | -                | -                | -                 | -                | 250.00           | -        | -        | -        | 250.00            |
| 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           | 866.00            | 866.00           | 866.00           | -        | -        | -        | 7,794.00          |
| 5900 Legal & Professional Fees                  | -                 | -                 | -                 | -                 | -                | -                | -                 | 180.00           | -                | -        | -        | -        | 180.00            |
| 5950 Tax Preparation                            | -                 | 425.00            | -                 | -                 | -                | -                | -                 | -                | -                | -        | -        | -        | 425.00            |
| 5960 Legal                                      | -                 | -                 | -                 | -                 | 851.55           | 1,430.00         | 1,191.25          | -                | 1,039.80         | -        | -        | -        | 4,512.60          |
| 5970 EFTPS - IRS TAX PMTS                       | -                 | -                 | 1,671.00          | -                 | -                | -                | -                 | -                | -                | -        | -        | -        | 1,671.00          |
| 6100 Building Maint                             | -                 | 575.00            | -                 | -                 | -                | -                | 615.52            | 984.68           | 945.56           | -        | -        | -        | 3,120.76          |
| 6180 Lake Maintenance                           | 260.00            | 260.00            | 260.00            | 260.00            | 260.00           | 260.00           | 260.00            | 260.00           | 260.00           | -        | -        | -        | 2,340.00          |
| 7000 Electric                                   | -                 | 172.05            | 121.21            | 119.98            | 130.06           | 168.82           | 139.25            | 10.41            | 103.00           | -        | -        | -        | 964.78            |
| 7001 Trash                                      | 3,167.02          | (1,825.66)        | 516.07            | 601.76            | 861.76           | 601.76           | 1,121.76          | (4,544.04)       | 601.76           | -        | -        | -        | 1,102.19          |
| 7002 Water/Sewer                                | 3,975.86          | 3,246.50          | 3,456.56          | 4,155.52          | 3,442.69         | 3,246.50         | 3,777.14          | 2,337.48         | 2,694.53         | -        | -        | -        | 30,332.78         |
| 8080 Storm Repairs                              | 3,685.00          | -                 | -                 | -                 | -                | -                | -                 | -                | -                | -        | -        | -        | 3,685.00          |
| 8090 Insurance Proceeds To Attorney             | -                 | 305,000.00        | -                 | -                 | -                | -                | -                 | -                | -                | -        | -        | -        | 305,000.00        |
| <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>103,536.92</b> | <b>4,773.53</b>  | <b>9,800.51</b>  | <b>-</b> | <b>-</b> | <b>-</b> | <b>521,221.80</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         | 7,159.54          | 11,740.46        | 14,896.00        | -        | -        | -        | 597,637.30        |
| 9016 2025 Special Assessment - Insurance        | -                 | 14,000.00         | -                 | 53,307.00         | 7,331.00         | 85.00            | 2,000.00          | 2,000.00         | 1,985.00         | -        | -        | -        | 80,708.00         |
| 9017 2025 Special Assessment - HVAC Helene      | -                 | -                 | -                 | -                 | -                | -                | -                 | 29,699.30        | 33,627.16        | -        | -        | -        | 63,326.46         |
| 9020 Reserves- Paving                           | 898.33            | 898.33            | 898.33            | 898.33            | 898.33           | 898.33           | 898.33            | 898.33           | 898.33           | -        | -        | -        | 8,084.97          |



Income Statement Summary - Operating

Bordeaux Village Association, No. 2, Inc.

Fiscal Period: September 2025

Date: 10/7/2025

Time: 10:00 am

Page: 2

| Account                      | January   | February     | March     | April       | May       | June       | July        | August    | September | October | November | December | Total        |
|------------------------------|-----------|--------------|-----------|-------------|-----------|------------|-------------|-----------|-----------|---------|----------|----------|--------------|
| 9030 Reserves- Roof          | 3,333.33  | 3,333.33     | 3,333.33  | 3,333.33    | 3,333.33  | 3,333.33   | 3,333.33    | 3,333.33  | 3,333.33  | -       | -        | -        | \$29,999.97  |
| Total NON OPERATING EXPENSES | 4,231.66  | 341,136.96   | 11,747.66 | 249,874.66  | 50,316.66 | 6,646.66   | 13,391.20   | 47,671.42 | 54,739.82 | -       | -        | -        | 779,756.70   |
| Total OPERATING EXPENSES     | 29,753.64 | 664,395.57   | 29,604.94 | 258,521.55  | 59,292.60 | 25,496.80  | 116,928.12  | 52,444.95 | 64,540.33 | -       | -        | -        | 1,300,978.50 |
| Net Income:                  | 84,019.75 | (429,503.22) | 71,513.44 | (48,814.19) | 17,306.40 | (2,258.80) | (75,812.58) | 15,364.65 | 20,430.85 | -       | -        | -        | (347,753.70) |