



Financial Report Package

Unaudited for Management's Use Only

April 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: 04/30/2025

Date: 5/7/2025

Time: 12:09 pm

Page: 1

Assets
OPERATING FUNDS

11-1015-00-00 South State Operating - 0663	\$70,778.73
11-1020-00-00 General - (06) Acct	0.04

Total OPERATING FUNDS:

\$70,778.77
RESERVE FUNDS

12-1035-00-00 South State Reserve - 0666	833,217.77
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:

\$940,697.77
Total Assets:
\$1,011,476.54
Liabilities & Equity
LIABILITIES

20-2010-00-00 Reserves- Painting	100,020.11
20-2015-00-00 2025 Special Assessment - Building Repairs	522,757.30
20-2016-00-00 2025 Special Assessment - Insurance	67,307.00
20-2020-00-00 Reserves- Paving	70,474.38
20-2030-00-00 Reserves- Roof	138,683.78
20-2080-00-00 Reserves - Interest	9,506.70
20-2100-00-00 Reserves- Deferred Maintenance	64,384.50
20-2110-00-00 Reserves- Street Lighting	(32,436.00)

Total LIABILITIES:

\$940,697.77
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:

\$7,480.00
EQUITY/CAPITAL

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

\$386,082.99

Net Income Gain / Loss

(322,784.22)
(\$322,784.22)
Total Liabilities & Equity:
\$1,011,476.54

Income Statement - Operating

Bordeaux Village Association, No. 2, Inc.

04/30/2025

Date: 5/7/2025
 Time: 12:09 pm
 Page: 1

Description		Current Period			Year-to-date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENUE								
4010	Unit Maintenance Fees	(\$35,935.68)	\$29,190.00	(\$65,125.68)	\$104,966.81	\$116,760.00	(\$11,793.19)	\$350,280.00
4020	Late Fees	-	416.67	(416.67)	-	1,666.68	(1,666.68)	5,000.00
4120	2024 Special Assessment	-	-	-	(35,101.79)	-	(35,101.79)	-
4130	2025 Special Assessment	192,336.00	-	192,336.00	522,757.30	-	522,757.30	-
4140	Insurance Special Assessment	53,307.00	-	53,307.00	66,612.00	-	66,612.00	-
4400	Interest Income	0.04	-	0.04	1.16	-	1.16	-
4500	Application Fees	-	-	-	250.00	-	250.00	-
4800	Other Income/Legal	-	-	-	6.00	-	6.00	-
Total REVENUE		209,707.36	29,606.67	180,100.69	659,491.48	118,426.68	541,064.80	355,280.00
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expenses	243.66	346.92	103.26	2,437.76	1,387.68	(1,050.08)	4,163.00
5030	Website	-	62.50	62.50	-	250.00	250.00	750.00
5300	Insurance-	(3,350.03)	9,833.33	13,183.36	18,720.13	39,333.32	20,613.19	118,000.00
5310	Insurance- Flood	3,150.00	3,150.00	-	316,802.00	12,600.00	(304,202.00)	37,800.00
5400	Ground Maint	2,600.00	2,000.00	(600.00)	8,500.00	8,000.00	(500.00)	24,000.00
5410	Ground Maint Extras	-	100.00	100.00	-	400.00	400.00	1,200.00
5420	Tree Trimming	-	208.33	208.33	-	833.32	833.32	2,500.00
5600	Licenses & Permits	-	20.83	20.83	-	83.32	83.32	250.00
5610	State Corp Fees	-	7.50	7.50	258.00	30.00	(228.00)	90.00
5620	Annual Condo Fees	-	32.33	32.33	-	129.32	129.32	388.00
5800	Management Fee Exp. 8/24 - 60 day notice	866.00	825.00	(41.00)	3,464.00	3,300.00	(164.00)	9,900.00
5950	Tax Preparation	-	18.75	18.75	425.00	75.00	(350.00)	225.00
5960	Legal	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
5970	EFTPS - IRS TAX PMTS	-	-	-	1,671.00	-	(1,671.00)	-
6100	Building Maint	-	416.67	416.67	575.00	1,666.68	1,091.68	5,000.00
6110	Sprinkler Repair / Maint	-	100.00	100.00	-	400.00	400.00	1,200.00
6140	Plumbing	-	208.33	208.33	-	833.32	833.32	2,500.00
6180	Lake Maintenance	260.00	260.00	-	1,040.00	1,040.00	-	3,120.00
7000	Electric	119.98	133.75	13.77	413.24	535.00	121.76	1,605.00
7001	Trash	601.76	650.00	48.24	2,459.19	2,600.00	140.81	7,800.00
7002	Water/Sewer	4,155.52	3,083.33	(1,072.19)	14,834.44	12,333.32	(2,501.12)	37,000.00
8000	General Contingency	-	3,084.08	3,084.08	-	12,336.32	12,336.32	37,009.00
8080	Storm Repairs	-	416.67	416.67	3,685.00	1,666.68	(2,018.32)	5,000.00
Total ADMINISTRATIVE		8,646.89	25,374.99	16,728.10	375,284.76	101,499.96	(273,784.80)	304,500.00
NON OPERATING EXPENSES								
9015	2025 Special Assessment - Building Repairs	192,336.00	-	(192,336.00)	522,757.30	-	(522,757.30)	-
9016	2025 Special Assessment - Insurance	53,307.00	-	(53,307.00)	67,307.00	-	(67,307.00)	-
9020	Reserves- Paving	898.33	898.33	-	3,593.32	3,593.32	-	10,780.00
9030	Reserves- Roof	3,333.33	3,333.33	-	13,333.32	13,333.32	-	40,000.00
Total NON OPERATING EXPENSES		249,874.66	4,231.66	(245,643.00)	606,990.94	16,926.64	(590,064.30)	50,780.00
Total OPERATING EXPENSES		\$258,521.55	\$29,606.65	(\$228,914.90)	\$982,275.70	\$118,426.60	(\$863,849.10)	\$355,280.00
COMBINED NET INCOME		(\$48,814.19)	\$0.02	(\$48,814.21)	(\$322,784.22)	\$0.08	(\$322,784.30)	\$-



Income Statement Summary - Operating

Bordeaux Village Association, No. 2, Inc.

Fiscal Period: April 2025

Date: 5/7/2025

Time: 12:09 pm

Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	60,369.79	(13,764.30)	94,297.00	(35,935.68)	-	-	-	-	-	-	-	-	\$104,966.81
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	-	-	-	-	-	-	-	-	522,757.30
4140 Insurance Special Assessment	-	14,000.00	(695.00)	53,307.00	-	-	-	-	-	-	-	-	66,612.00
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
Total REVENUE	113,773.39	234,892.35	101,118.38	209,707.36	-	-	-	-	-	-	-	-	659,491.48
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	1,601.38	133.00	459.72	243.66	-	-	-	-	-	-	-	-	2,437.76
5300 Insurance-	7,356.72	7,356.72	7,356.72	(3,350.03)	-	-	-	-	-	-	-	-	18,720.13
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	-	-	-	-	-	-	-	-	8,500.00
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	-	-	-	-	-	-	-	-	3,464.00
5950 Tax Preparation	-	425.00	-	-	-	-	-	-	-	-	-	-	425.00
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	-	-	-	-	-	-	-	-	1,040.00
7000 Electric	-	172.05	121.21	119.98	-	-	-	-	-	-	-	-	413.24
7001 Trash	3,167.02	(1,825.66)	516.07	601.76	-	-	-	-	-	-	-	-	2,459.19
7002 Water/Sewer	3,975.86	3,246.50	3,456.56	4,155.52	-	-	-	-	-	-	-	-	14,834.44
8080 Storm Repairs	3,685.00	-	-	-	-	-	-	-	-	-	-	-	3,685.00
Total ADMINISTRATIVE	25,521.98	323,258.61	17,857.28	8,646.89	-	-	-	-	-	-	-	-	375,284.76
NON OPERATING EXPENSES													
9015 2025 Special Assessment - Building Repairs	-	322,905.30	7,516.00	192,336.00	-	-	-	-	-	-	-	-	522,757.30
9016 2025 Special Assessment - Insurance	-	14,000.00	-	53,307.00	-	-	-	-	-	-	-	-	67,307.00
9020 Reserves- Paving	898.33	898.33	898.33	898.33	-	-	-	-	-	-	-	-	3,593.32
9030 Reserves- Roof	3,333.33	3,333.33	3,333.33	3,333.33	-	-	-	-	-	-	-	-	13,333.32
Total NON OPERATING EXPENSES	4,231.66	341,136.96	11,747.66	249,874.66	-	-	-	-	-	-	-	-	606,990.94
Total OPERATING EXPENSES	29,753.64	664,395.57	29,604.94	258,521.55	-	-	-	-	-	-	-	-	982,275.70
Net Income:	84,019.75	(429,503.22)	71,513.44	(48,814.19)	-	-	-	-	-	-	-	-	(322,784.22)