



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

January 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.

AMERI-TECH COMMUNITY MANAGEMENT, INC.,

and related Companies i.e., (Ameri-Tech Realty, Inc., Ameri-Tech Property Management, Inc., Ameri-Tech Emergency Management, Inc., Ameri-Tech Companies, Inc., and ATM Maintenance Services, Inc.)

ANNUAL DISCLOSURE STATEMENT

As required by Florida statutes and in accordance with the policies of the Ameri-Tech group of Companies, the following disclosure information is being provided:

In 2024, Ameri-Tech Community Management executed an Association Banking Master Services Agreement with Association Prime, a division of SouthState Bank, N.A. The service agreement reimburses Ameri-Tech Community Management for costs associated with certain administrative services performed by our staff, in our offices or through the internet. Such services include establishing security procedures, maintaining confidential information, compliance with United States Laws, the USA Patriot Act, and OFAC, data integrity and review, operating and reserve account openings, customer identification procedures, lockbox administration and management, computer software and equipment, software integrations, internal controls, staff training and cross training, check scanning, mobile deposits, online banking, positive pay, electronic online payables and receivables, and association lending. These services incur employee and software costs for Ameri-Tech on behalf of the bank which result in employee compensation and benefits savings, as well as real estate and equipment expense savings to the bank.

Effective January 1, 2025, the Associations Financial Reports will be delivered to the Board of Directors no later than the 15th of the following month. This is due to the bank change and bank statement cut off dates. Previously the bank statement cutoff date was the 25th of each month, the new bank statement cutoff date is now the 30th of each month.

The Association is charged an estimated flat rate for their monthly chargebacks. This includes regular copies, postage, envelopes, labels, checkbooks, ledgers, folders, check stock, magnetic ink and any other regular recurring costs that the Association incurs during the month and that the Agent has to spend on the administrative operation of the Association. (Due to the fact that it requires an enormous amount of time and cost to track these charge-back reimbursements,) your administrative charges will be based off an average estimate of what you have been charged in the past. This estimate is reconciled and adjusted up or down annually.

The objective is to become leaner and more efficient when it comes to processing regular and recurring chargebacks, which saves the Association administrative costs. Irregular or extra charges will be billed at the time they are incurred, such as mailing out newsletters, noncompliance, delinquencies, manual deposits, foreclosure actions or any other special requests that the Board of Directors may want the Agent to perform from time to time. This also does not cover your mid & end of year set-up, storage costs, coupons, preparation of year-end back-up requirements, hosting fees and additional storage charges as well as tax preparation.



Balance Sheet - Operating

Bordeaux Village Association, No. 2, Inc.

End Date: 01/31/2025

Date: 2/7/2025

Time: 11:31 am

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Assets

OPERATING FUNDS

11-1015-00-00 South State Operating - 0663	\$442,350.78	
11-1020-00-00 General - (06) Acct	2,795.96	

Total OPERATING FUNDS:		\$445,146.74
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RESERVE FUNDS

12-1035-00-00 South State Reserve - 0666	228,109.09	
12-1047-00-00 Truist - (07) Money Market	32,454.83	
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:		\$368,043.92
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Total Assets:		\$813,190.66
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Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves- Painting	100,020.11	
20-2020-00-00 Reserves- Paving	67,779.39	
20-2030-00-00 Reserves- Roof	128,683.79	
20-2080-00-00 Reserves - Interest	7,041.13	
20-2100-00-00 Reserves- Deferred Maintenance	64,519.50	

Total LIABILITIES:		\$368,043.92
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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
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EQUITY/CAPITAL

30-3200-00-00 Prior Years	353,646.99	
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Total EQUITY/CAPITAL:		\$353,646.99
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Net Income Gain / Loss	84,019.75	
		\$84,019.75

Total Liabilities & Equity:		\$813,190.66
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Income Statement - Operating
Bordeaux Village Association, No. 2, Inc.
01/31/2025

Date: 2/7/2025
Time: 11:31 am
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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Unit Maintenance Fees	\$60,369.79	\$29,190.00	\$31,179.79	\$60,369.79	\$29,190.00	\$31,179.79	\$350,280.00
4020	Late Fees	-	416.67	(416.67)	-	416.67	(416.67)	5,000.00
4120	2024 Special Assessment	53,403.21	-	53,403.21	53,403.21	-	53,403.21	-
4400	Interest Income	0.39	-	0.39	0.39	-	0.39	-
Total REVENUE		113,773.39	29,606.67	84,166.72	113,773.39	29,606.67	84,166.72	355,280.00
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expenses	1,601.38	346.92	(1,254.46)	1,601.38	346.92	(1,254.46)	4,163.00
5030	Website	-	62.50	62.50	-	62.50	62.50	750.00
5300	Insurance-	7,356.72	9,833.33	2,476.61	7,356.72	9,833.33	2,476.61	118,000.00
5310	Insurance- Flood	2,352.00	3,150.00	798.00	2,352.00	3,150.00	798.00	37,800.00
5400	Ground Maint	2,000.00	2,000.00	-	2,000.00	2,000.00	-	24,000.00
5410	Ground Maint Extras	-	100.00	100.00	-	100.00	100.00	1,200.00
5420	Tree Trimming	-	208.33	208.33	-	208.33	208.33	2,500.00
5600	Licenses & Permits	-	20.83	20.83	-	20.83	20.83	250.00
5610	State Corp Fees	258.00	7.50	(250.50)	258.00	7.50	(250.50)	90.00
5620	Annual Condo Fees	-	32.33	32.33	-	32.33	32.33	388.00
5800	Management Fee Exp. 8/24 - 60 day notice	866.00	825.00	(41.00)	866.00	825.00	(41.00)	9,900.00
5950	Tax Preparation	-	18.75	18.75	-	18.75	18.75	225.00
5960	Legal	-	416.67	416.67	-	416.67	416.67	5,000.00
6100	Building Maint	-	416.67	416.67	-	416.67	416.67	5,000.00
6110	Sprinkler Repair / Maint	-	100.00	100.00	-	100.00	100.00	1,200.00
6140	Plumbing	-	208.33	208.33	-	208.33	208.33	2,500.00
6180	Lake Maintenance	260.00	260.00	-	260.00	260.00	-	3,120.00
7000	Electric	-	133.75	133.75	-	133.75	133.75	1,605.00
7001	Trash	3,167.02	650.00	(2,517.02)	3,167.02	650.00	(2,517.02)	7,800.00
7002	Water/Sewer	3,975.86	3,083.33	(892.53)	3,975.86	3,083.33	(892.53)	37,000.00
8000	General Contingency	-	3,084.08	3,084.08	-	3,084.08	3,084.08	37,009.00
8080	Storm Repairs	3,685.00	416.67	(3,268.33)	3,685.00	416.67	(3,268.33)	5,000.00
Total ADMINISTRATIVE		25,521.98	25,374.99	(146.99)	25,521.98	25,374.99	(146.99)	304,500.00
NON OPERATING EXPENSES								
9020	Reserves- Paving	898.33	898.33	-	898.33	898.33	-	10,780.00
9030	Reserves- Roof	3,333.33	3,333.33	-	3,333.33	3,333.33	-	40,000.00
Total NON OPERATING EXPENSES		4,231.66	4,231.66	-	4,231.66	4,231.66	0.00	50,780.00
Total OPERATING EXPENSES		\$29,753.64	\$29,606.65	(\$146.99)	\$29,753.64	\$29,606.65	(\$146.99)	\$355,280.00
COMBINED NET INCOME		\$84,019.75	\$0.02	\$84,019.73	\$84,019.75	\$0.02	\$84,019.73	\$-



Income Statement Summary - Operating

Bordeaux Village Association, No. 2, Inc.

Fiscal Period: January 2025

Date: 2/7/2025

Time: 11:31 am

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	60,369.79	-	-	-	-	-	-	-	-	-	-	-	\$60,369.79
4120 2024 Special Assessment	53,403.21	-	-	-	-	-	-	-	-	-	-	-	53,403.21
4400 Interest Income	0.39	-	-	-	-	-	-	-	-	-	-	-	0.39
Total REVENUE	113,773.39	-	-	-	-	-	-	-	-	-	-	-	113,773.39
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	1,601.38	-	-	-	-	-	-	-	-	-	-	-	1,601.38
5300 Insurance-	7,356.72	-	-	-	-	-	-	-	-	-	-	-	7,356.72
5310 Insurance- Flood	2,352.00	-	-	-	-	-	-	-	-	-	-	-	2,352.00
5400 Ground Maint	2,000.00	-	-	-	-	-	-	-	-	-	-	-	2,000.00
5610 State Corp Fees	258.00	-	-	-	-	-	-	-	-	-	-	-	258.00
5800 Management Fee Exp. 8/24 - 60 day notice	866.00	-	-	-	-	-	-	-	-	-	-	-	866.00
6180 Lake Maintenance	260.00	-	-	-	-	-	-	-	-	-	-	-	260.00
7001 Trash	3,167.02	-	-	-	-	-	-	-	-	-	-	-	3,167.02
7002 Water/Sewer	3,975.86	-	-	-	-	-	-	-	-	-	-	-	3,975.86
8080 Storm Repairs	3,685.00	-	-	-	-	-	-	-	-	-	-	-	3,685.00
Total ADMINISTRATIVE	25,521.98	-	-	-	-	-	-	-	-	-	-	-	25,521.98
NON OPERATING EXPENSES													
9020 Reserves- Paving	898.33	-	-	-	-	-	-	-	-	-	-	-	898.33
9030 Reserves- Roof	3,333.33	-	-	-	-	-	-	-	-	-	-	-	3,333.33
Total NON OPERATING EXPENSES	4,231.66	-	-	-	-	-	-	-	-	-	-	-	4,231.66
Total OPERATING EXPENSES	29,753.64	-	-	-	-	-	-	-	-	-	-	-	29,753.64
Net Income:	84,019.75	-	-	-	-	-	-	-	-	-	-	-	84,019.75