



Brandy Mill Community Association, Inc
P.O. Box 116, St. George, SC 29477
843.563.5005 Ext. 16

07/31/2023

Liquid & Semi-Liquid Assets:

1. United Community Bank – 1. Money Market Acct. \$9.00 (Close account due to fees)
2. Certificate of Deposit #4528011620 \$50,503k, Matures 20231218
3. Certificate of Deposit #4528011653 \$25,251k, Matures 20231218
4. Certificate of Deposit #4130009281 \$25,088k, Matures 20240220
5. First Citizens Bank - \$101,921k

*Total \$202,772

Delinquencies:

40@ \$25,273 (2023 HOA Dues, Fines, Finkel Collections, Finkel Foreclosures)

1@ \$1,647 **\$1647** (Chapter 13 filed before any Liens filed)

Total: **\$26,920**

Finkel Law Firm Active Collections: \$14,271

Finkel Law Firm Active Foreclosures: \$8,377

Known Expenses for remainder of year and Reserve fund (Aug – Dec)(Rounded Up)

1. Reserve fund - \$120,000
2. Dominion Power – Electrical Usage = Pool, Lighting, Sprinklers, Etc. : \$1000 x5 = \$5000
3. Lake Doctors – Drainage area treatment and monitoring of standing water : \$500 x5 = \$2500
4. Greenery – Landscaping, Boulevard, Pool, Common areas : \$4195 x 5 = \$20,975
5. Insurance – Liability \$954 x 5 = \$4770
6. Pool Emergency Phone – Auto Dial 911 when off hook, at front of pool \$17 x 5 = \$85
7. Sweetwater Pool – Pool Service \$1097 x 5 = \$5485
8. Garbage Collection – Pool and Playground \$20 x 5 = \$100
9. Dorchester Real Estate Service – new management Co. plus potential expenses - \$1000 x5 = \$5000

Known Expenses Continued

10. SCPW – Water: Pool and irrigation: \$280 x5 = \$1400

11. Finkel Law firm – sporadic collection services – recovered upon curing of debt : Nothing this month

Uncommitted funds calculation:

Liquid Assets: \$202,772 – Reserve Holdings of \$120,00 = \$82,772

Known Expenses remainder of 2023: (\$40,315) \$82,772 - \$40,315

\$42,457 Nominally Available

Finkel Law Firm pursuing FORECLOSURE:

1. Lewis – 121 Towne Square Rd – FLF file # 91540.57621 **\$2323.95**
2. Paradise – 123 Mill Pond Ct – FLF file # 91540.57630 **\$1961.31**
3. Garrison – 207 Thomaston Ave – FLF file # 91540.57629 **\$2827.06**
4. Anderson – 403 Hamlet Rd – FLF file # 91540.57639 **\$726.86 (Active and served)**

Liens to be filed (*):

1. 101 Hamlet Rd \$370 *
2. 106 New Spring Ct \$370 *
3. 106 Wainwright Manor \$20
4. 109 Thomaston Ave \$30
5. 111 Mill Pond Ct \$360 *
6. 114 Hamlet Rd \$370 *
7. 131 Towne Square Rd \$370 *
8. 137 Wainwright Manor \$25
9. 302 Hamlet Rd \$370 *
10. 303 Hamlet Rd \$160

Brandy mill Community Association, Inc. annual dues collect by date is the 31st of January. Payments not received or Post Marked by January 31st shall be considered delinquent. A \$10 per month administration fee shall be added beginning February 1st and shall continue until the homeowner's debt is cured. A LIEN shall be filed against the property on or about the first week of February with the processing fees incurred by the Brandy mill Community Association, Inc. in said filing shall be assessed to the property (\$150.00). Properties that continue their delinquency to July 1st shall be turned over for collections.