

Brandy Mill Community Association

**Financial Statements
September 30, 2023**

**Prepared by
Dorchester Real Estate Services, Inc.**



Central Bank Operations - DAC02
P.O. Box 27131
Raleigh, NC 27611-7131

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09095
BRANDYMILL COMMUNITY ASSOCIATION INC
PO BOX 116
ST GEORGE SC 29477-0116

Your Account(s) At A Glance	
Checking Balance	94,437.90+

Statement Period: September 1, 2023 Thru September 30, 2023

Account Number: 009165766216



Business Banking I
Account Number: 009165766216

Enclosures In Statement: 0

Beginning Balance	97,693.55+	Statement Period Days	30
3 Deposits	3,595.86+	Average Ledger Balance	98,206.00+
0 Other Credits	0.00		
6 Checks	6,674.18-		
2 Other Debits	177.33-		
Monthly Service Charge	0.00		
Ending Balance	94,437.90+		

Deposits To Your Account

Date	Amount	Date	Amount	Date	Amount
09-07	2,976.86	09-08	215.00	09-22	404.00

Checks Paid From Your Account

Check No.	Date	Amount	Check No.	Date	Amount	Check No.	Date	Amount
1034	09-06	750.00	1036	09-19	785.00	1038	09-25	4,195.00
1035	09-15	20.00	1037	09-19	451.44	1039	09-25	472.74

*Prior Check Number(s) Not Included or Out of Sequence.

Other Debits From Your Account

Date	Description	Amount
09-15	POS Sig 09/14 Visa #6897 Amzn Mktp Us*tr8Ou2M41 Amzn.com/bill Wa	170.83
09-29	Paper Statement Fee	6.50
	Total	177.33

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
09-06	96,943.55+	09-15	99,944.58+	09-25	94,444.40+
09-07	99,920.41+	09-19	98,708.14+	09-29	94,437.90+
09-08	100,135.41+	09-22	99,112.14+		



Direct Customer Inquiry Calls To
Personal 1-888-323-4732
Business 1-866-322-4249

BRANDYMILL COMMUNITY ASSOCIATION INC
217 NORTH PARKER AVE. #43-503-5003
ST GEORGE, SC 29477

1034

DATE 9.5.2023

PAY TO THE ORDER OF DRES \$ 750.⁰⁰
Seven hundred fifty & ⁰⁰/₁₀₀ DOLLARS

FOR: Sept. Fees

First Citizens Bank

J. Boyd J.

001034 40539060414009165766216*

BRANDYMILL COMMUNITY ASSOCIATION INC
217 NORTH PARKER AVE. #43-503-5003
ST GEORGE, SC 29477

1035

DATE 9.8.2023

PAY TO THE ORDER OF Carolina Waste \$ 20.⁰⁰
Twenty ones & ⁰⁰/₁₀₀ DOLLARS

FOR: Inv # 3646491W126

First Citizens Bank

J. Boyd J.

001035 40539060414009165766216*

BRANDYMILL COMMUNITY ASSOCIATION INC
217 NORTH PARKER AVE. #43-503-5003
ST GEORGE, SC 29477

1036

DATE 9.13.2023

PAY TO THE ORDER OF Sweetwater Pools - Charleston, LLC \$ 785.⁰⁰
Seven hundred eighty-five ones & ⁰⁰/₁₀₀ DOLLARS

FOR: Inv # CH18230

First Citizens Bank

J. Boyd J.

001036 40539060414009165766216*

BRANDYMILL COMMUNITY ASSOCIATION INC
217 NORTH PARKER AVE. #43-503-5003
ST GEORGE, SC 29477

1037

DATE 9.13.2023

PAY TO THE ORDER OF Summerville CW \$ 451.44
Four hundred fifty-one & ⁴⁴/₁₀₀ DOLLARS

FOR: 53020 & 53021

First Citizens Bank

J. Boyd J.

001037 40539060414009165766216*

BRANDYMILL COMMUNITY ASSOCIATION INC
217 NORTH PARKER AVE. #43-503-5003
ST GEORGE, SC 29477

1038

DATE 9.22.2023

PAY TO THE ORDER OF the greenery, llc \$ 495.⁰⁰
Forty-one hundred ninety-five & ⁰⁰/₁₀₀ DOLLARS

FOR: Inv # 665043

First Citizens Bank

J. Boyd J.

001038 40539060414009165766216*

BRANDYMILL COMMUNITY ASSOCIATION INC
217 NORTH PARKER AVE. #43-503-5003
ST GEORGE, SC 29477

1039

DATE 9.22.2023

PAY TO THE ORDER OF Finkel LAW Firm, LLC \$ 472.74
Four hundred seventy-two & ⁷⁴/₁₀₀ DOLLARS

FOR: Mathis # 57653 & 57650

First Citizens Bank

J. Boyd J.

001039 40539060414009165766216*

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10/09/23

Brandy Mill HOA
Reconciliation Summary
First Citizens, Period Ending 09/30/2023

	<u>Sep 30, 23</u>
Beginning Balance	97,693.55
Cleared Transactions	
Checks and Payments - 8 ite...	-6,851.51
Deposits and Credits - 3 items	3,595.86
Total Cleared Transactions	<u>-3,255.65</u>
Cleared Balance	<u><u>94,437.90</u></u>
Uncleared Transactions	
Checks and Payments - 2 ite...	-264.79
Total Uncleared Transactions	<u>-264.79</u>
Register Balance as of 09/30/2023	<u><u>94,173.11</u></u>
New Transactions	
Checks and Payments - 3 ite...	-1,477.00
Deposits and Credits - 1 item	773.64
Total New Transactions	<u>-703.36</u>
Ending Balance	<u><u>93,469.75</u></u>

Brandymill HOA
Reconciliation Detail
First Citizens, Period Ending 09/30/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						97,693.55
Cleared Transactions						
Checks and Payments - 8 items						
Check	09/05/2023	1034	Dorchester Real ...	X	-750.00	-750.00
Check	09/08/2023	1035	Carolina Waste	X	-20.00	-770.00
Check	09/13/2023	1036	Sweetwater Pool...	X	-785.00	-1,555.00
Check	09/13/2023	1037	Summerville CPW	X	-451.44	-2,006.44
Check	09/15/2023	Debit	Amazon	X	-170.83	-2,177.27
Check	09/22/2023	1038	The Greenery Llc	X	-4,195.00	-6,372.27
Check	09/22/2023	1039	Finkel Law Firm L...	X	-472.74	-6,845.01
Check	09/30/2023			X	-6.50	-6,851.51
Total Checks and Payments					-6,851.51	-6,851.51
Deposits and Credits - 3 items						
Deposit	09/07/2023			X	2,976.86	2,976.86
Deposit	09/08/2023			X	215.00	3,191.86
Deposit	09/22/2023			X	404.00	3,595.86
Total Deposits and Credits					3,595.86	3,595.86
Total Cleared Transactions					-3,255.65	-3,255.65
Cleared Balance					-3,255.65	94,437.90
Uncleared Transactions						
Checks and Payments - 2 items						
Check	04/30/2023	Debit	Walmart		-210.79	-210.79
Check	05/01/2023	Debit	Walmart		-54.00	-264.79
Total Checks and Payments					-264.79	-264.79
Total Uncleared Transactions					-264.79	-264.79
Register Balance as of 09/30/2023					-3,520.44	94,173.11
New Transactions						
Checks and Payments - 3 items						
Check	10/02/2023	1040	Dorchester Real ...		-750.00	-750.00
Check	10/03/2023	1041	Steadman Agency		-707.00	-1,457.00
Check	10/09/2023	1042	Carolina Waste		-20.00	-1,477.00
Total Checks and Payments					-1,477.00	-1,477.00
Deposits and Credits - 1 item						
Deposit	10/05/2023				773.64	773.64
Total Deposits and Credits					773.64	773.64
Total New Transactions					-703.36	-703.36
Ending Balance					-4,223.80	93,469.75

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10/09/23
Cash Basis

Brandy Mill HOA
Summary Balance Sheet
As of September 30, 2023

	<u>Sep 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	94,173.11
Accounts Receivable	-840.00
Total Current Assets	<u>93,333.11</u>
TOTAL ASSETS	<u><u>93,333.11</u></u>
LIABILITIES & EQUITY	
Equity	<u>93,333.11</u>
TOTAL LIABILITIES & EQUITY	<u><u>93,333.11</u></u>

Brandymill HOA
Balance Sheet Detail
As of September 30, 2023

Type	Date	Num	Name	Memo	Original Amo...	Paid Amount	Balance
ASSETS							97,363.76
Current Assets							97,363.76
Checking/Savings							97,428.76
First Citizens							97,428.76
Check	09/05/2023	1034	Dorchester Real ...		-750.00	-750.00	96,678.76
Deposit	09/07/2023			Deposit	2,976.86	2,976.86	99,655.62
Check	09/08/2023	1035	Carolina Waste		-20.00	-20.00	99,635.62
Deposit	09/08/2023			Deposit	215.00	215.00	99,850.62
Check	09/13/2023	1036	Sweetwater Pool...		-785.00	-785.00	99,065.62
Check	09/13/2023	1037	Summerville CPW		-451.44	-451.44	98,614.18
Check	09/15/2023		Amazon	Debit	-170.83	-170.83	98,443.35
Deposit	09/22/2023			Deposit	404.00	404.00	98,847.35
Check	09/22/2023	1038	The Greenery Llc		-4,195.00	-4,195.00	94,652.35
Check	09/22/2023	1039	Finkel Law Firm L...		-472.74	-472.74	94,179.61
Check	09/30/2023			Service Char...	-6.50	-6.50	94,173.11
Total First Citizens						-3,255.65	94,173.11
Total Checking/Savings						-3,255.65	94,173.11
Accounts Receivable							-65.00
Accounts Receivable							-65.00
Payment	09/01/2023	31344	103 FRANKLIN C...		-500.00	-500.00	-565.00
Payment	09/06/2023	573	111 MILL POND ...		-310.00	-310.00	-875.00
Payment	09/06/2023	573	111 MILL POND ...		-310.00	310.00	-565.00
Payment	09/07/2023	30918	428 THOMASTO...		-2,166.86	-2,166.86	-2,731.86
Payment	09/07/2023	30918	428 THOMASTO...		-2,166.86	1,861.86	-870.00
Payment	09/07/2023	30918	428 THOMASTO...		-2,166.86	10.00	-860.00
Payment	09/07/2023	30918	428 THOMASTO...		-2,166.86	10.00	-850.00
Payment	09/07/2023	30918	428 THOMASTO...		-2,166.86	10.00	-840.00
Payment	09/11/2023	31479	115 TOWNE SQ...		-404.00	404.00	-436.00
Payment	09/11/2023	31479	115 TOWNE SQ...		-404.00	-404.00	-840.00
Total Accounts Receivable						-775.00	-840.00
Total Accounts Receivable						-775.00	-840.00
Other Current Assets							0.00
Inventory Asset							0.00
Total Inventory Asset							0.00
Undeposited Funds							0.00
Payment	09/01/2023	31344	103 FRANKLIN C...		500.00	500.00	500.00
Payment	09/06/2023	573	111 MILL POND ...		310.00	310.00	810.00
Payment	09/07/2023	30918	428 THOMASTO...		2,166.86	2,166.86	2,976.86
Deposit	09/07/2023	31344	103 FRANKLIN C...	Deposit	-500.00	-500.00	2,476.86
Deposit	09/07/2023	573	111 MILL POND ...	Deposit	-310.00	-310.00	2,166.86
Deposit	09/07/2023	30918	428 THOMASTO...	Deposit	-2,166.86	-2,166.86	0.00
Payment	09/11/2023	31479	115 TOWNE SQ...		404.00	404.00	404.00
Deposit	09/22/2023	31479	115 TOWNE SQ...	Deposit	-404.00	-404.00	0.00
Total Undeposited Funds						0.00	0.00
Total Other Current Assets						0.00	0.00
Total Current Assets						-4,030.65	93,333.11
Fixed Assets							0.00
Accumulated Depreciation							0.00
Total Accumulated Depreciation							0.00
Furniture and Equipment							0.00
Total Furniture and Equipment							0.00
Total Fixed Assets							0.00
Other Assets							0.00
Total Other Assets							0.00
TOTAL ASSETS						-4,030.65	93,333.11

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10/09/23

Cash Basis

Brandy Mill HOA
Balance Sheet Detail
As of September 30, 2023

Type	Date	Num	Name	Memo	Original Amo...	Paid Amount	Balance
LIABILITIES & EQUITY							97,363.76
Liabilities							0.00
Current Liabilities							0.00
Accounts Payable							0.00
Total Accounts Payable							0.00
Credit Cards							0.00
Total Credit Cards							0.00
Other Current Liabilities							0.00
Payroll Liabilities							0.00
Total Payroll Liabilities							0.00
Tenant Security Deposits Held							0.00
Total Tenant Security Deposits Held							0.00
Total Other Current Liabilities							0.00
Total Current Liabilities							0.00
Long Term Liabilities							0.00
Total Long Term Liabilities							0.00
Total Liabilities							0.00
Equity							97,363.76
Capital Stock							0.00
Total Capital Stock							0.00
Opening Balance Equity							0.00
Total Opening Balance Equity							0.00
Retained Earnings							0.00
Total Retained Earnings							0.00
Shareholder Distributions							0.00
Total Shareholder Distributions							0.00
Net Income							97,363.76
Total Net Income							-4,030.65
Total Equity							-4,030.65
TOTAL LIABILITIES & EQUITY							93,333.11

Brandy Mill HOA
Profit & Loss
September 2023

	<u>Sep 23</u>
Ordinary Income/Expense	
Income	
Annual Dues	2,820.86
Total Income	<u>2,820.86</u>
Gross Profit	2,820.86
Expense	
Garbage Collection Service	20.00
Landscaping and Groundskeeping Monthly Maintenance Contract	4,195.00
Total Landscaping and Groundskeep...	4,195.00
Legal Fees	472.74
Office Supplies	170.83
Paper Statement Fee	6.50
Pool Services - Monthly	785.00
Property Management Fees	750.00
Utilities	
IR Irrigation	131.76
SW Sewer	138.00
WA Water	181.68
Total Utilities	<u>451.44</u>
Total Expense	<u>6,851.51</u>
Net Ordinary Income	<u>-4,030.65</u>
Net Income	<u><u>-4,030.65</u></u>

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10/09/23

Cash Basis

Brandmill HOA
Profit & Loss Detail
September 2023

Type	Date	Num	Name	Clr	Split	Original Amount	Paid Amou...	Balance
Ordinary Income/Expense								
Income								
Annual Dues								
Invoice	09/06/2023	52	111 MILL POND ...		Accounts Receiv...	310.00	310.00	310.00
Invoice	09/07/2023	115	428 THOMASTO...		Accounts Receiv...	1,861.86	1,861.86	2,171.86
Invoice	09/07/2023	155	428 THOMASTO...		Accounts Receiv...	10.00	10.00	2,181.86
Invoice	09/07/2023	230	428 THOMASTO...		Accounts Receiv...	10.00	10.00	2,191.86
Invoice	09/07/2023	255	428 THOMASTO...		Accounts Receiv...	10.00	10.00	2,201.86
Deposit	09/08/2023		Briarwood Civic A...		First Citizens	215.00	215.00	2,416.86
Invoice	09/11/2023	61	115 TOWNE SQ...		Accounts Receiv...	1,815.03	404.00	2,820.86
Total Annual Dues							2,820.86	2,820.86
Total Income							2,820.86	2,820.86
Gross Profit							2,820.86	2,820.86
Expense								
Garbage Collection Service								
Check	09/08/2023	1035	Carolina Waste		First Citizens	20.00	20.00	20.00
Total Garbage Collection Service							20.00	20.00
Landscaping and Groundskeeping								
Monthly Maintenance Contract								
Check	09/22/2023	1038	The Greenery Llc		First Citizens	4,195.00	4,195.00	4,195.00
Total Monthly Maintenance Contract							4,195.00	4,195.00
Total Landscaping and Groundskeeping							4,195.00	4,195.00
Legal Fees								
Check	09/22/2023	1039	Finkel Law Firm L...		First Citizens	472.74	472.74	472.74
Total Legal Fees							472.74	472.74
Office Supplies								
Check	09/15/2023	Debit	Amazon		First Citizens	170.83	170.83	170.83
Total Office Supplies							170.83	170.83
Paper Statement Fee								
Check	09/30/2023				First Citizens	6.50	6.50	6.50
Total Paper Statement Fee							6.50	6.50
Pool Services - Monthly								
Check	09/13/2023	1036	Sweetwater Pool...		First Citizens	785.00	785.00	785.00
Total Pool Services - Monthly							785.00	785.00
Property Management Fees								
Check	09/05/2023	1034	Dorchester Real ...		First Citizens	750.00	750.00	750.00
Check	09/05/2023	1034	Dorchester Real ...		First Citizens	0.00	0.00	750.00
Total Property Management Fees							750.00	750.00
Utilities								
IR Irrigation								
Check	09/13/2023	1037	Summerville CPW		First Citizens	131.76	131.76	131.76
Total IR Irrigation							131.76	131.76
SW Sewer								
Check	09/13/2023	1037	Summerville CPW		First Citizens	138.00	138.00	138.00
Total SW Sewer							138.00	138.00
WA Water								
Check	09/13/2023	1037	Summerville CPW		First Citizens	181.68	181.68	181.68
Total WA Water							181.68	181.68

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10/09/23

Cash Basis

Brandy Mill HOA
Profit & Loss Detail
September 2023

Type	Date	Num	Name	Clr	Split	Original Amount	Paid Amou...	Balance
Total Utilities							451.44	451.44
Total Expense							6,851.51	6,851.51
Net Ordinary Income							-4,030.65	-4,030.65
Net Income							-4,030.65	-4,030.65

Brandy Mill HOA
Customer Balance Summary
As of September 30, 2023

	<u>Sep 30, 23</u>
100 CHAFF COURT	390.00
101 HAMLET ROAD	390.00
103 FRANKLIN COURT	-535.00
104 COTTAGE COURT	940.00
104 ORCHARD COURT	-25.00
106 HAMLET ROAD	-25.00
106 NEW SPRING COURT	390.00
106 WAINWRIGHT MANOR	20.00
107 HARTLEY HALL COURT	-5.00
109 THOMASTON AVE	30.00
111 MILL POND COURT	50.00
113 THOMASTON AVE	-25.00
114 HAMLET ROAD	390.00
115 TOWNE SQUARE ROAD	239.03
117 HAMLET ROAD	754.68
121 MILL POND COURT	-15.00
121 TOWNE SQUARE ROAD	2,343.95
122 MILL POND COURT	-30.00
123 MILL POND COURT	1,981.31
127 WAINWRIGHT MANOR	-10.00
131 TOWNE SQUARE ROAD	390.00
137 TOWNE SQUARE ROAD	10.00
137 WAINWRIGHT MANOR	25.00
139 WAINWRIGHT MANOR	-25.00
162 WAINWRIGHT MANOR	-5.00
207 THOMASTON AVE	2,847.06
208 HAMLET ROAD	-25.00
208 THOMASTON AVE	3,426.76
212 SMITHFIELD AVE	955.00
212 THOMASTON AVE	1,707.70
213 HAMLET ROAD	409.96
214 HAMLET ROAD	-10.00
215 THOMASTON AVE	955.00
302 HAMLET ROAD	390.00
303 HAMLET ROAD	160.00
401 HAMLET ROAD	1,286.33
403 HAMLET ROAD	746.86
407 HAMLET ROAD	-25.00
428 THOMASTON AVE	-169.90
TOTAL	<u>20,298.74</u>



P.O. Box 398 • Blairsville, GA. 30514
TELEPHONE: Bank

Return Service Requested

DATE
DDA Account

Wednesday, September 20, 2023
XXXXXX4145

763 1 MB 0.558 P:763 / T:4 / S:



BRANDYMILL COMMUNITY ASSOCIATION, INC
PO BOX 116
SAINT GEORGE SC 29477-0116



RE: Checking Account No.: XXXXXX4145
Current Balance: -\$8.81

Dear Valued United Community Bank Customer,

This letter is to inform you that your account has remained overdrawn since 08/31/23. To keep your account active, please make a sufficient deposit to bring this account to a positive balance.

Important Notice

Please be aware that your **courtesy overdraft privileges, if applicable**, will be automatically suspended if your account remains overdrawn by 10/02/23. A sufficient deposit may allow for continued use of the courtesy overdraft services if your account is eligible for these services. We pay overdrafts at our discretion and reserve the right to terminate this service at any time. We do not guarantee that we will always pay any overdraft transaction.

Keeping Your Account

It is important that you make a sufficient deposit to bring your account to a positive balance. If your account remains overdrawn for 45 consecutive days, we will close your account and discontinue your ATM/debit card privileges. Once your account has been charged off due to insufficient funds, we will be unable to reopen the account for you.

No additional notices will be sent to you. Until your balance is sufficient, all items presented for payment may be returned. Your account may be reported to a national credit reporting agency or check collection agency as being an overdrawn account. Please be advised that we reserve the right to pursue all legal remedies available to us to collect the overdrawn balance.

We thank you for your prompt attention to this matter. Should you have any questions, please contact us toll-free at 1-800-UCBANK1 (1-800-822-2651) or visit your local branch. It has been our pleasure to have you as a customer, and we look forward to maintaining a banking relationship with you.

Sincerely,

United Community Bank

