

Budget vs. Actuals
Accrual Basis

Prepared By: Bundy Appraisal &
Management
PO Box 1225
Beaufort, SC 29901

Eagle's Pointe: 2021 Eagle's Pointe

Account	10/1/2021 to 10/31/2021				Total Annual (1/1/2021 to 12/31/2021)			
	Actual	Budget	\$ Over Budget	% of Budget	Actual	Budget	\$ Over Budget	% of Budget
Income								
Assessments	\$87,150.00	\$87,150.00	\$0.00	100.00%	\$348,600.00	\$348,600.00	\$0.00	100.00%
Fines	\$200.00	\$0.00	\$200.00	over	\$1,100.00	\$0.00	\$1,100.00	over
Hargray Royalty Revenue	\$0.00	\$300.00	(\$300.00)	0.00%	\$2,678.64	\$3,600.00	(\$921.36)	74.41%
Interest Income	\$5.45	\$8.33	(\$2.88)	65.40%	\$89.28	\$100.00	(\$10.72)	89.28%
Late Charges	\$220.43	\$125.00	\$95.43	176.34%	\$3,272.05	\$1,500.00	\$1,772.05	218.14%
Legal Fee Income	\$0.00	\$8.33	(\$8.33)	0.00%	\$826.18	\$100.00	\$726.18	826.18%
New Owner Fee	\$200.00	\$83.33	\$116.67	240.00%	\$1,400.00	\$1,000.00	\$400.00	140.00%
Other Income	\$10.00	\$0.00	\$10.00	over	\$359.06	\$0.00	\$359.06	over
Other Income-Hallmark Golf	\$120.56	\$0.00	\$120.56	over	\$580.52	\$0.00	\$580.52	over
Other Income-Pavilion Cleaning	\$0.00	\$0.00	\$0.00	0.00%	\$450.00	\$0.00	\$450.00	over
Reserve Contribution	(\$20,000.00)	(\$20,000.00)	\$0.00	100.00%	(\$80,000.00)	(\$80,000.00)	\$0.00	100.00%
Reserve Interest Income	\$62.15	\$0.00	\$62.15	over	\$1,219.63	\$0.00	\$1,219.63	over
Reserve Interest Income to	(\$62.15)	\$0.00	(\$62.15)	0.00%	(\$1,219.63)	\$0.00	(\$1,219.63)	0.00%
Road Reserve Contribution	(\$3,300.00)	(\$3,300.00)	\$0.00	100.00%	(\$13,200.00)	(\$13,200.00)	\$0.00	100.00%
Trash Collection Income	\$7,872.00	\$0.00	\$7,872.00	over	\$32,128.00	\$0.00	\$32,128.00	over
Total Income	\$72,478.44	\$64,375.00	\$8,103.44	112.59%	\$298,283.73	\$261,700.00	\$36,583.73	113.98%
Expenses								
Committee								
ACC Committee	\$14.96	\$8.33	\$6.63	179.52%	\$14.96	\$100.00	(\$85.04)	14.96%
Beautification Committee	\$441.21	\$166.67	\$274.54	264.73%	\$1,859.85	\$2,000.00	(\$140.15)	92.99%
Board of Directors	\$0.00	\$41.67	(\$41.67)	0.00%	\$0.00	\$500.00	(\$500.00)	0.00%
Communication Committee	\$0.00	\$125.00	(\$125.00)	0.00%	\$0.00	\$1,500.00	(\$1,500.00)	0.00%
Safety and Security Committee	\$0.00	\$8.33	(\$8.33)	0.00%	\$0.00	\$100.00	(\$100.00)	0.00%
Social Committee-EP	(\$150.00)	\$708.33	(\$858.33)	-21.18%	\$2,038.33	\$8,500.00	(\$6,461.67)	23.98%
Welcome Committee-EP	\$0.00	\$25.00	(\$25.00)	0.00%	\$502.89	\$300.00	\$202.89	167.63%
Total for Committee	\$306.17	\$1,083.33	(\$777.16)	28.26%	\$4,416.03	\$13,000.00	(\$8,583.97)	33.97%
CPA Services	\$0.00	\$416.67	(\$416.67)	0.00%	\$245.00	\$5,000.00	(\$4,755.00)	4.90%
Electricity-Lagoons	\$396.66	\$375.00	\$21.66	105.78%	\$4,118.96	\$4,500.00	(\$381.04)	91.53%
Electricity-Street Lights	\$1,572.92	\$1,666.67	(\$93.75)	94.38%	\$15,729.19	\$20,000.00	(\$4,270.81)	78.65%
Infrastructure	\$0.00	\$3,085.50	(\$3,085.50)	0.00%	\$17,307.06	\$37,026.00	(\$19,718.94)	46.74%
Insurance Expense	\$0.00	\$783.33	(\$783.33)	0.00%	\$10,059.00	\$9,400.00	\$659.00	107.01%
Lake/Lagoon/Pond Management	\$0.00	\$250.00	(\$250.00)	0.00%	\$1,387.00	\$3,000.00	(\$1,613.00)	46.23%
Lake/Lagoon/Pond Management	\$312.41	\$416.67	(\$104.26)	74.98%	\$3,436.51	\$5,000.00	(\$1,563.49)	68.73%
Landscaping / Grounds								
Landscape Contract	\$3,562.50	\$3,562.50	\$0.00	100.00%	\$39,187.50	\$42,750.00	(\$3,562.50)	91.67%
Landscaping - Front entrance &	\$120.56	\$1,114.50	(\$993.94)	10.82%	\$2,606.97	\$13,374.00	(\$10,767.03)	19.49%
Landscaping Additional	\$0.00	\$1,250.00	(\$1,250.00)	0.00%	\$5,723.00	\$15,000.00	(\$9,277.00)	38.15%
Total for Landscaping /	\$3,683.06	\$5,927.00	(\$2,243.94)	62.14%	\$47,517.47	\$71,124.00	(\$23,606.53)	66.81%
Legal Expense	\$0.00	\$416.67	(\$416.67)	0.00%	\$4,291.93	\$5,000.00	(\$708.07)	85.84%
Management Fee	\$1,900.00	\$1,900.00	\$0.00	100.00%	\$19,000.00	\$22,800.00	(\$3,800.00)	83.33%
Miscellaneous Expense	\$0.00	\$20.83	(\$20.83)	0.00%	\$21.28	\$250.00	(\$228.72)	8.51%
Office Supplies, Copies	\$170.10	\$250.00	(\$79.90)	68.04%	\$1,801.00	\$3,000.00	(\$1,199.00)	60.03%
Pest Control	\$0.00	\$54.17	(\$54.17)	0.00%	\$535.00	\$650.00	(\$115.00)	82.31%
Pool								
Pool Maintenance Contract	\$1,250.00	\$1,250.00	\$0.00	100.00%	\$12,500.00	\$15,000.00	(\$2,500.00)	83.33%
Pool Permit	\$0.00	\$0.00	\$0.00	0.00%	\$225.00	\$250.00	(\$25.00)	90.00%
Pool Repairs	\$0.00	\$250.00	(\$250.00)	0.00%	\$927.00	\$3,000.00	(\$2,073.00)	30.90%
Total for Pool	\$1,250.00	\$1,500.00	(\$250.00)	83.33%	\$13,652.00	\$18,250.00	(\$4,598.00)	74.81%
Postage and Delivery	\$112.91	\$116.67	(\$3.76)	96.78%	\$1,086.46	\$1,400.00	(\$313.54)	77.60%
Property Taxes	\$0.00	\$0.00	\$0.00	0.00%	(\$5.61)	\$2,500.00	(\$2,505.61)	-0.22%
Recreation area - Miscellaneous	\$0.00	\$250.00	(\$250.00)	0.00%	\$3,326.09	\$3,000.00	\$326.09	110.87%
Recreation Area-Cleaning	\$1,000.00	\$1,083.33	(\$83.33)	92.31%	\$10,258.74	\$13,000.00	(\$2,741.26)	78.91%
Recreation Area-Electricity	\$1,046.02	\$1,250.00	(\$203.98)	83.68%	\$8,399.73	\$15,000.00	(\$6,600.27)	56.00%
Recreation/Pool Security	\$0.00	\$291.67	(\$291.67)	0.00%	\$2,115.00	\$3,500.00	(\$1,385.00)	60.43%
Security	\$0.00	\$83.33	(\$83.33)	0.00%	\$522.00	\$1,000.00	(\$478.00)	52.20%
Trash Service	\$2,640.00	\$0.00	\$2,640.00	over	\$26,880.00	\$0.00	\$26,880.00	over
Water & Sewer	\$67.06	\$275.00	(\$207.94)	24.39%	\$2,098.56	\$3,300.00	(\$1,201.44)	63.59%
Website	\$0.00	\$83.33	(\$83.33)	0.00%	\$819.15	\$1,000.00	(\$180.85)	81.92%
Total Expenses	\$14,457.31	\$21,579.17	(\$7,121.86)	67.00%	\$199,017.55	\$261,700.00	(\$62,682.45)	76.05%
Net Operating Income	\$58,021.13	\$42,795.83	\$15,225.30	135.58%	\$99,266.18	\$0.00	\$99,266.18	over
Non-operating Expenses								
01 Upgrade to Pool/Recreation	\$0.00	\$0.00	\$0.00	0.00%	\$9,245.00	\$0.00	\$9,245.00	over

Budget vs. Actuals

Accrual Basis

Prepared By: Bundy Appraisal &
 Management
 PO Box 1225
 Beaufort, SC 29901

Transfer to Reserve Fund	\$0.00	\$0.00	\$0.00	0.00%	(\$9,245.00)	\$0.00	(\$9,245.00)	0.00%
Total Non-operating Expenses	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%
Net Non-operating Income	\$0.00	\$0.00	\$0.00	over	\$0.00	\$0.00	\$0.00	over
Net Income	\$58,021.13	\$42,795.83	\$15,225.30	135.58%	\$99,266.18	\$0.00	\$99,266.18	over