

Budget vs. Actuals

Accrual Basis

Prepared By: Bundy Appraisal &
Management
PO Box 1225
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Eagle's Pointe: 2021 Eagle's Pointe

Account	11/1/2021 to 11/30/2021				Total Annual (1/1/2021 to 12/31/2021)			
	Actual	Budget	\$ Over Budget	% of Budget	Actual	Budget	\$ Over Budget	% of Budget
Income								
Assessments	\$0.00	\$0.00	\$0.00	0.00%	\$348,600.00	\$348,600.00	\$0.00	100.00%
Fines	\$0.00	\$0.00	\$0.00	0.00%	\$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	\$6.24	\$8.33	(\$2.09)	74.88%	\$95.52	\$100.00	(\$4.48)	95.52%
Late Charges	\$385.00	\$125.00	\$260.00	308.00%	\$3,212.12	\$1,500.00	\$1,712.12	214.14%
Legal Fee Income	\$444.56	\$8.33	\$436.23	5,334.72%	\$901.18	\$100.00	\$801.18	901.18%
New Owner Fee	\$100.00	\$83.33	\$16.67	120.00%	\$1,600.00	\$1,000.00	\$600.00	160.00%
Other Income	\$5.00	\$0.00	\$5.00	over	\$243.50	\$0.00	\$243.50	over
Other Income-Hallmark Golf	\$652.25	\$0.00	\$652.25	over	\$1,353.33	\$0.00	\$1,353.33	over
Other Income-Pavilion Cleaning	\$100.00	\$0.00	\$100.00	over	\$550.00	\$0.00	\$550.00	over
Reserve Contribution	\$0.00	\$0.00	\$0.00	0.00%	(\$80,000.00)	(\$80,000.00)	\$0.00	100.00%
Reserve Interest Income	\$168.21	\$0.00	\$168.21	over	\$1,411.81	\$0.00	\$1,411.81	over
Reserve Interest Income to	(\$168.21)	\$0.00	(\$168.21)	0.00%	(\$1,411.81)	\$0.00	(\$1,411.81)	0.00%
Road Reserve Contribution	\$0.00	\$0.00	\$0.00	0.00%	(\$13,200.00)	(\$13,200.00)	\$0.00	100.00%
Trash Collection Income	\$16.00	\$0.00	\$16.00	over	\$32,144.00	\$0.00	\$32,144.00	over
Total Income	\$1,709.05	\$525.00	\$1,184.05	325.53%	\$299,278.29	\$261,700.00	\$37,578.29	114.36%
Expenses								
Committee								
ACC Committee	\$0.00	\$8.33	(\$8.33)	0.00%	\$14.96	\$100.00	(\$85.04)	14.96%
Beautification Committee	\$0.00	\$166.67	(\$166.67)	0.00%	\$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	\$0.00	\$708.33	(\$708.33)	0.00%	\$2,038.33	\$8,500.00	(\$6,461.67)	23.98%
Welcome Committe-EP	\$0.00	\$25.00	(\$25.00)	0.00%	\$502.89	\$300.00	\$202.89	167.63%
Total for Committee	\$0.00	\$1,083.33	(\$1,083.33)	0.00%	\$4,416.03	\$13,000.00	(\$8,583.97)	33.97%
CPA Services	\$1,875.00	\$416.67	\$1,458.33	450.00%	\$2,120.00	\$5,000.00	(\$2,880.00)	42.40%
Electricity-Lagoons	\$363.72	\$375.00	(\$11.28)	96.99%	\$4,482.68	\$4,500.00	(\$17.32)	99.62%
Electricity-Street Lights	\$1,572.92	\$1,666.67	(\$93.75)	94.38%	\$17,302.11	\$20,000.00	(\$2,697.89)	86.51%
Infrastructure	\$0.00	\$3,085.50	(\$3,085.50)	0.00%	\$17,307.06	\$37,026.00	(\$19,718.94)	46.74%
Insurance								
Insurance Expense	\$570.00	\$783.33	(\$213.33)	72.77%	\$10,629.00	\$9,400.00	\$1,229.00	113.07%
Total for Insurance	\$570.00	\$783.33	(\$213.33)	72.77%	\$10,629.00	\$9,400.00	\$1,229.00	113.07%
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 &	\$2,399.77	\$1,114.50	\$1,285.27	215.32%	\$4,886.18	\$13,374.00	(\$8,487.82)	36.53%
Landscaping Additional	\$5,595.00	\$1,250.00	\$4,345.00	447.60%	\$11,318.00	\$15,000.00	(\$3,682.00)	75.45%
Total for Landscaping /	\$11,557.27	\$5,927.00	\$5,630.27	194.99%	\$55,391.68	\$71,124.00	(\$15,732.32)	77.88%
Legal Expense	\$369.56	\$416.67	(\$47.11)	88.69%	\$4,291.93	\$5,000.00	(\$708.07)	85.84%
Management Fee	\$1,900.00	\$1,900.00	\$0.00	100.00%	\$20,900.00	\$22,800.00	(\$1,900.00)	91.67%
Miscellaneous Expense	\$0.00	\$20.83	(\$20.83)	0.00%	\$21.28	\$250.00	(\$228.72)	8.51%
Office Supplies, Copies	\$443.17	\$250.00	\$193.17	177.27%	\$2,244.17	\$3,000.00	(\$755.83)	74.81%
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%	\$13,750.00	\$15,000.00	(\$1,250.00)	91.67%
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%	\$14,902.00	\$18,250.00	(\$3,348.00)	81.65%
Postage and Delivery	\$0.00	\$116.67	(\$116.67)	0.00%	\$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	\$278.44	\$250.00	\$28.44	111.38%	\$3,604.53	\$3,000.00	\$604.53	120.15%
Recreation Area-Cleaning	\$1,125.00	\$1,083.33	\$41.67	103.85%	\$10,258.74	\$13,000.00	(\$2,741.26)	78.91%
Recreation Area-Electricity	\$955.72	\$1,250.00	(\$294.28)	76.46%	\$9,355.45	\$15,000.00	(\$5,644.55)	62.37%
Recreation/Pool Security	\$705.00	\$291.67	\$413.33	241.71%	\$2,820.00	\$3,500.00	(\$680.00)	80.57%
Security	\$174.00	\$83.33	\$90.67	208.80%	\$696.00	\$1,000.00	(\$304.00)	69.60%
Trash Service	\$2,624.00	\$0.00	\$2,624.00	over	\$29,504.00	\$0.00	\$29,504.00	over
Water & Sewer	\$177.91	\$275.00	(\$97.09)	64.69%	\$2,276.47	\$3,300.00	(\$1,023.53)	68.98%
Website	\$0.00	\$83.33	(\$83.33)	0.00%	\$819.15	\$1,000.00	(\$180.85)	81.92%
Total Expenses	\$26,254.12	\$21,579.17	\$4,674.95	121.66%	\$219,781.64	\$261,700.00	(\$41,918.36)	83.98%
Net Operating Income	(\$24,545.07)	(\$21,054.17)	(\$3,490.90)	116.58%	\$79,496.65	\$0.00	\$79,496.65	over

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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
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	(\$24,545.07)	(\$21,054.17)	(\$3,490.90)	116.58%	\$79,496.65	\$0.00	\$79,496.65		over