

# Budget vs. Actuals

Accrual basis

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

## Eagle's Pointe - 2022 Eagle's Pointe Budget

Account	2/1/2022 - 2/28/2022				1/1/2022 - 12/31/2022			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
<b>Income</b>								
Assessments	0.00	0.00	0.00	--	90,885.00	363,540.00	(272,655.00)	25.00 %
Fines	0.00	0.00	0.00	--	50.00	0.00	50.00	--
Hargray Royalty Revenue	853.99	300.00	553.99	284.66 %	853.99	3,600.00	(2,746.01)	23.72 %
Interest and Miscellaneous Income								
Interest Income	5.66	8.33	(2.67)	67.92 %	11.69	100.00	(88.31)	11.69 %
Reserve Interest Income	68.80	0.00	68.80	--	131.23	0.00	131.23	--
Reserve Interest Income to Reserve Fund	(68.80)	0.00	(68.80)	--	(131.23)	0.00	(131.23)	--
<b>Total for Interest and Miscellaneous Income</b>	<b>\$5.66</b>	<b>\$8.33</b>	<b>(\$2.67)</b>	<b>67.92 %</b>	<b>\$11.69</b>	<b>\$100.00</b>	<b>(\$88.31)</b>	<b>11.69 %</b>
Late Charges	544.00	125.00	419.00	435.20 %	844.47	1,500.00	(655.53)	56.30 %
Legal Fee Income	0.00	8.33	(8.33)	0.00 %	0.00	100.00	(100.00)	0.00 %
Miscellaneous Income	0.00	41.67	(41.67)	0.00 %	0.00	500.00	(500.00)	0.00 %
New Owner Fee	200.00	83.33	116.67	240.00 %	300.00	1,000.00	(700.00)	30.00 %
Other Income-Hallmark Golf	125.62	8.33	117.29	1,507.44 %	376.86	100.00	276.86	376.86 %
Other Income-Pavilion Cleaning Fee	0.00	41.67	(41.67)	0.00 %	0.00	500.00	(500.00)	0.00 %
Reserve Contribution	0.00	0.00	0.00	--	(20,000.00)	(80,000.00)	60,000.00	25.00 %
Road Reserve Contribution	0.00	0.00	0.00	--	(3,300.00)	(13,200.00)	9,900.00	25.00 %
Trash Collection Income	24.00	0.00	24.00	--	7,944.00	0.00	7,944.00	--
<b>Total for Income</b>	<b>\$1,753.27</b>	<b>\$616.67</b>	<b>\$1,136.60</b>	<b>284.31 %</b>	<b>\$77,966.01</b>	<b>\$277,740.00</b>	<b>(\$199,773.99)</b>	<b>28.07 %</b>
<b>Expense</b>								
Committee								
ACC Committee	0.00	8.33	(8.33)	0.00 %	0.00	100.00	(100.00)	0.00 %
Beautification Committee	0.00	166.67	(166.67)	0.00 %	0.00	2,000.00	(2,000.00)	0.00 %
Board of Directors	0.00	37.83	(37.83)	0.00 %	95.00	454.00	(359.00)	20.93 %
Communication Committee	0.00	8.33	(8.33)	0.00 %	0.00	100.00	(100.00)	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 %	0.00	8,500.00	(8,500.00)	0.00 %
Welcome Committee-EP	28.60	25.00	3.60	114.40 %	54.34	300.00	(245.66)	18.11 %
<b>Total for Committee</b>	<b>\$28.60</b>	<b>\$962.83</b>	<b>(\$934.23)</b>	<b>2.97 %</b>	<b>\$149.34</b>	<b>\$11,554.00</b>	<b>(\$11,404.66)</b>	<b>1.29 %</b>
CPA Services	0.00	500.00	(500.00)	0.00 %	0.00	6,000.00	(6,000.00)	0.00 %
Electricity-Lagoons	307.74	425.00	(117.26)	72.41 %	502.95	5,100.00	(4,597.05)	9.86 %
Electricity-Street Lights	1,573.38	1,666.67	(93.29)	94.40 %	3,131.18	20,000.00	(16,868.82)	15.66 %
Infrastructure	11,000.00	3,750.00	7,250.00	293.33 %	11,000.00	45,000.00	(34,000.00)	24.44 %
Insurance								
Insurance Expense	0.00	883.33	(883.33)	0.00 %	1,879.00	10,600.00	(8,721.00)	17.73 %
<b>Total for Insurance</b>	<b>\$0.00</b>	<b>\$883.33</b>	<b>(\$883.33)</b>	<b>0.00 %</b>	<b>\$1,879.00</b>	<b>\$10,600.00</b>	<b>(\$8,721.00)</b>	<b>17.73 %</b>
Lake/Lagoon/Pond Management Other Maint	0.00	250.00	(250.00)	0.00 %	1,186.11	3,000.00	(1,813.89)	39.54 %
Lake/Lagoon/Pond Management Routine	325.53	416.67	(91.14)	78.13 %	976.59	5,000.00	(4,023.41)	19.53 %
Landscaping / Grounds								
Landscape Contract	3,562.50	3,669.00	(106.50)	97.10 %	10,687.50	44,028.00	(33,340.50)	24.27 %
Landscaping - Front entrance & Maint. (GolfCrse)	125.62	1,114.50	(988.88)	11.27 %	376.86	13,374.00	(12,997.14)	2.82 %
Landscaping Additional	0.00	1,250.00	(1,250.00)	0.00 %	0.00	15,000.00	(15,000.00)	0.00 %
<b>Total for Landscaping / Grounds</b>	<b>\$3,688.12</b>	<b>\$6,033.50</b>	<b>(\$2,345.38)</b>	<b>61.13 %</b>	<b>\$11,064.36</b>	<b>\$72,402.00</b>	<b>(\$61,337.64)</b>	<b>15.28 %</b>
Legal Expense	269.50	416.67	(147.17)	64.68 %	344.50	5,000.00	(4,655.50)	6.89 %
Management Fee	1,957.00	1,957.00	0.00	100.00 %	5,871.00	23,484.00	(17,613.00)	25.00 %

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	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Miscellaneous Expense	0.00	20.83	(20.83)	0.00 %	0.00	250.00	(250.00)	0.00 %
Office Supplies, Copies	135.05	291.67	(156.62)	46.30 %	442.48	3,500.00	(3,057.52)	12.64 %
Pest Control	0.00	58.33	(58.33)	0.00 %	70.00	700.00	(630.00)	10.00 %
Pool								
Pool Maintenance Contract	2,350.00	1,250.00	1,100.00	188.00 %	2,350.00	15,000.00	(12,650.00)	15.67 %
Pool Permit	0.00	0.00	0.00	--	225.00	250.00	(25.00)	90.00 %
Pool Repairs	3,150.00	583.33	2,566.67	540.00 %	3,150.00	7,000.00	(3,850.00)	45.00 %
<b>Total for Pool</b>	<b>\$5,500.00</b>	<b>\$1,833.33</b>	<b>\$3,666.67</b>	<b>300.00 %</b>	<b>\$5,725.00</b>	<b>\$22,250.00</b>	<b>(\$16,525.00)</b>	<b>25.73 %</b>
Postage and Delivery	28.89	150.00	(121.11)	19.26 %	198.76	1,800.00	(1,601.24)	11.04 %
Property Taxes	0.00	0.00	0.00	--	0.00	2,500.00	(2,500.00)	0.00 %
Recreation area - Furniture	0.00	41.67	(41.67)	0.00 %	0.00	500.00	(500.00)	0.00 %
Recreation area - Miscellaneous	0.00	333.33	(333.33)	0.00 %	357.20	4,000.00	(3,642.80)	8.93 %
Recreation Area Supplies	0.00	83.33	(83.33)	0.00 %	76.28	1,000.00	(923.72)	7.63 %
Recreation Area-Cleaning	250.00	1,166.67	(916.67)	21.43 %	500.00	14,000.00	(13,500.00)	3.57 %
Recreation Area-Electricity	1,009.18	1,041.67	(32.49)	96.88 %	1,957.41	12,500.00	(10,542.59)	15.66 %
Recreation Area-Fitness Equip. Service	250.00	83.33	166.67	300.00 %	250.00	1,000.00	(750.00)	25.00 %
Recreation/Pool Security	0.00	250.00	(250.00)	0.00 %	705.00	3,000.00	(2,295.00)	23.50 %
Security	0.00	83.33	(83.33)	0.00 %	174.00	1,000.00	(826.00)	17.40 %
Trash Service	2,660.00	0.00	2,660.00	--	5,348.00	0.00	5,348.00	--
Water & Sewer	616.24	166.67	449.57	369.74 %	863.31	2,000.00	(1,136.69)	43.17 %
Website	0.00	50.00	(50.00)	0.00 %	0.00	600.00	(600.00)	0.00 %
<b>Total for Expense</b>	<b>\$29,599.23</b>	<b>\$22,915.83</b>	<b>\$6,683.40</b>	<b>129.16 %</b>	<b>\$52,772.47</b>	<b>\$277,740.00</b>	<b>(\$224,967.53)</b>	<b>19.00 %</b>
<b>Net Operating Income</b>	<b>(\$27,845.96)</b>	<b>(\$22,299.17)</b>	<b>(\$5,546.79)</b>	<b>0.00 %</b>	<b>\$25,193.54</b>	<b>\$0.00</b>	<b>\$25,193.54</b>	<b>0.00 %</b>
<b>Non-operating Expense</b>								
01 Upgrade to Pool/Recreation Area	8,600.00	0.00	8,600.00	--	8,600.00	0.00	8,600.00	--
Transfer to Reserve Fund	(8,600.00)	0.00	(8,600.00)	--	(8,600.00)	0.00	(8,600.00)	--
<b>Total for Non-operating Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00 %</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00 %</b>
<b>Net Non-operating Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00 %</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00 %</b>
<b>Net Income</b>	<b>(\$27,845.96)</b>	<b>(\$22,299.17)</b>	<b>(\$5,546.79)</b>	<b>0.00 %</b>	<b>\$25,193.54</b>	<b>\$0.00</b>	<b>\$25,193.54</b>	<b>0.00 %</b>