

# 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	4/1/2022 - 4/30/2022				1/1/2022 - 12/31/2022			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
<b>Income</b>								
Assessments	90,885.00	90,885.00	0.00	100.00 %	181,770.00	363,540.00	(181,770.00)	50.00 %
Bad Debt Collected	0.00	0.00	0.00	--	3,958.07	0.00	3,958.07	--
Fines	300.00	0.00	300.00	--	450.00	0.00	450.00	--
Hargray Royalty Revenue	0.00	300.00	(300.00)	0.00 %	853.99	3,600.00	(2,746.01)	23.72 %
Interest and Miscellaneous Income								
Interest Income	4.63	8.33	(3.70)	55.56 %	21.26	100.00	(78.74)	21.26 %
Reserve Interest Income	71.86	0.00	71.86	--	249.05	0.00	249.05	--
Reserve Interest Income to Reserve Fund	(71.86)	0.00	(71.86)	--	(249.05)	0.00	(249.05)	--
<b>Total for Interest and Miscellaneous Income</b>	<b>\$4.63</b>	<b>\$8.33</b>	<b>(\$3.70)</b>	<b>55.56 %</b>	<b>\$21.26</b>	<b>\$100.00</b>	<b>(\$78.74)</b>	<b>21.26 %</b>
Late Charges	83.82	125.00	(41.18)	67.06 %	1,542.02	1,500.00	42.02	102.80 %
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	100.00	83.33	16.67	120.00 %	600.00	1,000.00	(400.00)	60.00 %
Other Income	0.00	0.00	0.00	--	124.50	0.00	124.50	--
Other Income-Hallmark Golf	125.62	8.33	117.29	1,507.44 %	1,103.10	100.00	1,003.10	1,103.10 %
Other Income-Pavilion Cleaning Fee	0.00	41.67	(41.67)	0.00 %	0.00	500.00	(500.00)	0.00 %
Reserve Contribution	(20,000.00)	(20,000.00)	0.00	100.00 %	(40,000.00)	(80,000.00)	40,000.00	50.00 %
Road Reserve Contribution	(3,300.00)	(3,300.00)	0.00	100.00 %	(6,600.00)	(13,200.00)	6,600.00	50.00 %
Trash Collection Income	8,020.40	0.00	8,020.40	--	15,964.40	0.00	15,964.40	--
<b>Total for Income</b>	<b>\$76,219.47</b>	<b>\$68,201.67</b>	<b>\$8,017.80</b>	<b>111.76 %</b>	<b>\$159,787.34</b>	<b>\$277,740.00</b>	<b>(\$117,952.66)</b>	<b>57.53 %</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 %	528.08	2,000.00	(1,471.92)	26.40 %
Board of Directors	0.00	37.83	(37.83)	0.00 %	113.42	454.00	(340.58)	24.98 %
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	571.92	708.33	(136.41)	80.74 %	571.92	8,500.00	(7,928.08)	6.73 %
Welcome Committee-EP	0.00	25.00	(25.00)	0.00 %	74.91	300.00	(225.09)	24.97 %
<b>Total for Committee</b>	<b>\$571.92</b>	<b>\$962.83</b>	<b>(\$390.91)</b>	<b>59.40 %</b>	<b>\$1,288.33</b>	<b>\$11,554.00</b>	<b>(\$10,265.67)</b>	<b>11.15 %</b>
CPA Services	0.00	500.00	(500.00)	0.00 %	245.00	6,000.00	(5,755.00)	4.08 %
Electricity-Lagoons	435.64	425.00	10.64	102.50 %	1,357.43	5,100.00	(3,742.57)	26.62 %
Electricity-Street Lights	1,557.80	1,666.67	(108.87)	93.47 %	6,246.78	20,000.00	(13,753.22)	31.23 %
Infrastructure	2,229.25	3,750.00	(1,520.75)	59.45 %	13,229.25	45,000.00	(31,770.75)	29.40 %
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 %	1,302.12	5,000.00	(3,697.88)	26.04 %
Landscaping / Grounds								
Landscape Contract	7,124.50	3,669.00	3,455.50	194.18 %	17,812.00	44,028.00	(26,216.00)	40.46 %
Landscaping - Front entrance & Maint. (GolfCrse)	125.62	1,114.50	(988.88)	11.27 %	1,452.48	13,374.00	(11,921.52)	10.86 %
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>\$7,250.12</b>	<b>\$6,033.50</b>	<b>\$1,216.62</b>	<b>120.16 %</b>	<b>\$19,264.48</b>	<b>\$72,402.00</b>	<b>(\$53,137.52)</b>	<b>26.61 %</b>
Legal Expense	0.00	416.67	(416.67)	0.00 %	454.00	5,000.00	(4,546.00)	9.08 %

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	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Management Fee	1,957.00	1,957.00	0.00	100.00 %	7,828.00	23,484.00	(15,656.00)	33.33 %
Miscellaneous Expense	0.00	20.83	(20.83)	0.00 %	0.00	250.00	(250.00)	0.00 %
Office Supplies, Copies	396.19	291.67	104.52	135.84 %	895.02	3,500.00	(2,604.98)	25.57 %
Pest Control	0.00	58.33	(58.33)	0.00 %	70.00	700.00	(630.00)	10.00 %
Pool								
Pool Maintenance Contract	1,250.00	1,250.00	0.00	100.00 %	4,850.00	15,000.00	(10,150.00)	32.33 %
Pool Permit	0.00	0.00	0.00	--	225.00	250.00	(25.00)	90.00 %
Pool Repairs	0.00	583.33	(583.33)	0.00 %	3,150.00	7,000.00	(3,850.00)	45.00 %
<b>Total for Pool</b>	<b>\$1,250.00</b>	<b>\$1,833.33</b>	<b>(\$583.33)</b>	<b>68.18 %</b>	<b>\$8,225.00</b>	<b>\$22,250.00</b>	<b>(\$14,025.00)</b>	<b>36.97 %</b>
Postage and Delivery	154.14	150.00	4.14	102.76 %	402.82	1,800.00	(1,397.18)	22.38 %
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	209.93	333.33	(123.40)	62.98 %	706.13	4,000.00	(3,293.87)	17.65 %
Recreation Area Supplies	0.00	83.33	(83.33)	0.00 %	76.28	1,000.00	(923.72)	7.63 %
Recreation Area-Cleaning	0.00	1,166.67	(1,166.67)	0.00 %	750.00	14,000.00	(13,250.00)	5.36 %
Recreation Area-Electricity	801.49	1,041.67	(240.18)	76.94 %	3,523.79	12,500.00	(8,976.21)	28.19 %
Recreation Area-Fitness Equip. Service	0.00	83.33	(83.33)	0.00 %	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	2,680.00	0.00	2,680.00	--	10,688.00	0.00	10,688.00	--
Water & Sewer	1,380.01	166.67	1,213.34	828.01 %	2,509.72	2,000.00	509.72	125.49 %
Website	0.00	50.00	(50.00)	0.00 %	150.00	600.00	(450.00)	25.00 %
<b>Total for Expense</b>	<b>\$21,199.02</b>	<b>\$22,915.83</b>	<b>(\$1,716.81)</b>	<b>92.51 %</b>	<b>\$83,406.26</b>	<b>\$277,740.00</b>	<b>(\$194,333.74)</b>	<b>30.03 %</b>
<b>Net Operating Income</b>	<b>\$55,020.45</b>	<b>\$45,285.83</b>	<b>\$9,734.62</b>	<b>121.50 %</b>	<b>\$76,381.08</b>	<b>\$0.00</b>	<b>\$76,381.08</b>	<b>0.00 %</b>
<b>Non-operating Expense</b>								
01 Upgrade to Pool/Recreation Area	13,250.00	0.00	13,250.00	--	45,770.00	0.00	45,770.00	--
Transfer to Reserve Fund	0.00	0.00	0.00	--	(32,520.00)	0.00	(32,520.00)	--
<b>Total for Non-operating Expense</b>	<b>\$13,250.00</b>	<b>\$0.00</b>	<b>\$13,250.00</b>	<b>0.00 %</b>	<b>\$13,250.00</b>	<b>\$0.00</b>	<b>\$13,250.00</b>	<b>0.00 %</b>
<b>Net Non-operating Income</b>	<b>(\$13,250.00)</b>	<b>\$0.00</b>	<b>(\$13,250.00)</b>	<b>0.00 %</b>	<b>(\$13,250.00)</b>	<b>\$0.00</b>	<b>(\$13,250.00)</b>	<b>0.00 %</b>
<b>Net Income</b>	<b>\$41,770.45</b>	<b>\$45,285.83</b>	<b>(\$3,515.38)</b>	<b>92.24 %</b>	<b>\$63,131.08</b>	<b>\$0.00</b>	<b>\$63,131.08</b>	<b>0.00 %</b>