

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	3/1/2022 - 3/31/2022				1/1/2022 - 12/31/2022			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
Assessments	0.00	0.00	0.00	--	181,770.00	363,540.00	(181,770.00)	50.00 %
Bad Debt Collected	3,958.07	0.00	3,958.07	--	3,958.07	0.00	3,958.07	--
Fines	100.00	0.00	100.00	--	150.00	0.00	150.00	--
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	4.94	8.33	(3.39)	59.28 %	16.63	100.00	(83.37)	16.63 %
Reserve Interest Income	63.07	0.00	63.07	--	229.86	0.00	229.86	--
Reserve Interest Income to Reserve Fund	(63.07)	0.00	(63.07)	--	(229.86)	0.00	(229.86)	--
Total for Interest and Miscellaneous Income	\$4.94	\$8.33	(\$3.39)	59.28 %	\$16.63	\$100.00	(\$83.37)	16.63 %
Late Charges	93.91	125.00	(31.09)	75.13 %	921.52	1,500.00	(578.48)	61.43 %
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 %	500.00	1,000.00	(500.00)	50.00 %
Other Income	124.50	0.00	124.50	--	124.50	0.00	124.50	--
Other Income-Hallmark Golf	600.62	8.33	592.29	7,207.44 %	977.48	100.00	877.48	977.48 %
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	0.00	0.00	0.00	--	15,928.00	0.00	15,928.00	--
Total for Income	\$5,082.04	\$616.67	\$4,465.37	824.11 %	\$181,900.19	\$277,740.00	(\$95,839.81)	65.49 %
Expense								
Committee								
ACC Committee	0.00	8.33	(8.33)	0.00 %	0.00	100.00	(100.00)	0.00 %
Beautification Committee	528.08	166.67	361.41	316.85 %	528.08	2,000.00	(1,471.92)	26.40 %
Board of Directors	18.42	37.83	(19.41)	48.69 %	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	0.00	708.33	(708.33)	0.00 %	0.00	8,500.00	(8,500.00)	0.00 %
Welcome Committee-EP	32.22	25.00	7.22	128.88 %	74.91	300.00	(225.09)	24.97 %
Total for Committee	\$578.72	\$962.83	(\$384.11)	60.11 %	\$716.41	\$11,554.00	(\$10,837.59)	6.20 %
CPA Services	245.00	500.00	(255.00)	49.00 %	245.00	6,000.00	(5,755.00)	4.08 %
Electricity-Lagoons	418.84	425.00	(6.16)	98.55 %	921.79	5,100.00	(4,178.21)	18.07 %
Electricity-Street Lights	1,557.80	1,666.67	(108.87)	93.47 %	4,688.98	20,000.00	(15,311.02)	23.44 %
Infrastructure	0.00	3,750.00	(3,750.00)	0.00 %	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 %
Total for Insurance	\$0.00	\$883.33	(\$883.33)	0.00 %	\$1,879.00	\$10,600.00	(\$8,721.00)	17.73 %
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	3,562.50	3,669.00	(106.50)	97.10 %	14,249.50	44,028.00	(29,778.50)	32.36 %
Landscaping - Front entrance & Maint. (GolfCrse)	1,075.62	1,114.50	(38.88)	96.51 %	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 %
Total for Landscaping / Grounds	\$4,638.12	\$6,033.50	(\$1,395.38)	76.87 %	\$15,701.98	\$72,402.00	(\$56,700.02)	21.69 %

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Legal Expense	109.50	416.67	(307.17)	26.28 %	454.00	5,000.00	(4,546.00)	9.08 %
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	106.35	291.67	(185.32)	36.46 %	498.83	3,500.00	(3,001.17)	14.25 %
Pest Control	70.00	58.33	11.67	120.00 %	70.00	700.00	(630.00)	10.00 %
Pool								
Pool Maintenance Contract	1,250.00	1,250.00	0.00	100.00 %	3,600.00	15,000.00	(11,400.00)	24.00 %
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 %
Total for Pool	\$1,250.00	\$1,833.33	(\$583.33)	68.18 %	\$6,975.00	\$22,250.00	(\$15,275.00)	31.35 %
Postage and Delivery	49.92	150.00	(100.08)	33.28 %	248.68	1,800.00	(1,551.32)	13.82 %
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	295.00	333.33	(38.33)	88.50 %	496.20	4,000.00	(3,503.80)	12.41 %
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 %	750.00	14,000.00	(13,250.00)	5.36 %
Recreation Area-Electricity	764.89	1,041.67	(276.78)	73.43 %	2,722.30	12,500.00	(9,777.70)	21.78 %
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	705.00	250.00	455.00	282.00 %	705.00	3,000.00	(2,295.00)	23.50 %
Security	174.00	83.33	90.67	208.80 %	174.00	1,000.00	(826.00)	17.40 %
Trash Service	2,660.00	0.00	2,660.00	--	8,008.00	0.00	8,008.00	--
Water & Sewer	266.40	166.67	99.73	159.84 %	1,129.71	2,000.00	(870.29)	56.49 %
Website	150.00	50.00	100.00	300.00 %	150.00	600.00	(450.00)	25.00 %
Total for Expense	\$16,572.07	\$22,915.83	(\$6,343.76)	72.32 %	\$68,177.39	\$277,740.00	(\$209,562.61)	24.55 %
Net Operating Income	(\$11,490.03)	(\$22,299.17)	\$10,809.14	0.00 %	\$113,722.80	\$0.00	\$113,722.80	0.00 %
Non-operating Expense								
01 Upgrade to Pool/Recreation Area	23,920.00	0.00	23,920.00	--	32,520.00	0.00	32,520.00	--
Transfer to Reserve Fund	(23,920.00)	0.00	(23,920.00)	--	(32,520.00)	0.00	(32,520.00)	--
Total for Non-operating Expense	\$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	0.00 %	\$0.00	\$0.00	\$0.00	0.00 %
Net Income	(\$11,490.03)	(\$22,299.17)	\$10,809.14	0.00 %	\$113,722.80	\$0.00	\$113,722.80	0.00 %