

# 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	5/1/2022 - 5/31/2022				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	--	181,770.00	363,540.00	(181,770.00)	50.00 %
Bad Debt Collected	2,778.93	0.00	2,778.93	--	6,737.00	0.00	6,737.00	--
Fines	0.00	0.00	0.00	--	450.00	0.00	450.00	--
Hargray Royalty Revenue	864.33	300.00	564.33	288.11 %	1,718.32	3,600.00	(1,881.68)	47.73 %
Interest and Miscellaneous Income								
Interest Income	4.98	8.33	(3.35)	59.76 %	26.24	100.00	(73.76)	26.24 %
Reserve Interest Income	64.23	0.00	64.23	--	313.28	0.00	313.28	--
Reserve Interest Income to Reserve Fund	(64.23)	0.00	(64.23)	--	(313.28)	0.00	(313.28)	--
<b>Total for Interest and Miscellaneous Income</b>	<b>\$4.98</b>	<b>\$8.33</b>	<b>(\$3.35)</b>	<b>59.76 %</b>	<b>\$26.24</b>	<b>\$100.00</b>	<b>(\$73.76)</b>	<b>26.24 %</b>
Late Charges	188.07	125.00	63.07	150.46 %	1,127.84	1,500.00	(372.16)	75.19 %
Legal Fee Income	85.56	8.33	77.23	1,026.72 %	85.56	100.00	(14.44)	85.56 %
Miscellaneous Income	0.00	41.67	(41.67)	0.00 %	0.00	500.00	(500.00)	0.00 %
New Owner Fee	0.00	83.33	(83.33)	0.00 %	600.00	1,000.00	(400.00)	60.00 %
Other Income	30.00	0.00	30.00	--	154.50	0.00	154.50	--
Other Income-Hallmark Golf	125.62	8.33	117.29	1,507.44 %	1,228.72	100.00	1,128.72	1,228.72 %
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	--	(40,000.00)	(80,000.00)	40,000.00	50.00 %
Road Reserve Contribution	0.00	0.00	0.00	--	(6,600.00)	(13,200.00)	6,600.00	50.00 %
Trash Collection Income	0.00	0.00	0.00	--	15,964.40	0.00	15,964.40	--
<b>Total for Income</b>	<b>\$4,077.49</b>	<b>\$616.67</b>	<b>\$3,460.82</b>	<b>661.21 %</b>	<b>\$163,262.58</b>	<b>\$277,740.00</b>	<b>(\$114,477.42)</b>	<b>58.78 %</b>
<b>Expense</b>								
Bad Debt Expense	1,206.45	0.00	1,206.45	--	1,206.45	0.00	1,206.45	--
Bank Fees	12.00	0.00	12.00	--	12.00	0.00	12.00	--
Committee								
ACC Committee	0.00	8.33	(8.33)	0.00 %	0.00	100.00	(100.00)	0.00 %
Beautification Committee	173.35	166.67	6.68	104.01 %	701.43	2,000.00	(1,298.57)	35.07 %
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	985.29	708.33	276.96	139.10 %	1,557.21	8,500.00	(6,942.79)	18.32 %
Welcome Committee-EP	29.65	25.00	4.65	118.60 %	104.56	300.00	(195.44)	34.85 %
<b>Total for Committee</b>	<b>\$1,188.29</b>	<b>\$962.83</b>	<b>\$225.46</b>	<b>123.42 %</b>	<b>\$2,476.62</b>	<b>\$11,554.00</b>	<b>(\$9,077.38)</b>	<b>21.44 %</b>
CPA Services	0.00	500.00	(500.00)	0.00 %	245.00	6,000.00	(5,755.00)	4.08 %
Electricity-Lagoons	422.00	425.00	(3.00)	99.29 %	1,779.43	5,100.00	(3,320.57)	34.89 %
Electricity-Street Lights	1,557.80	1,666.67	(108.87)	93.47 %	7,804.58	20,000.00	(12,195.42)	39.02 %
Infrastructure	0.00	3,750.00	(3,750.00)	0.00 %	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	451.15	416.67	34.48	108.28 %	1,753.27	5,000.00	(3,246.73)	35.07 %
Landscaping / Grounds								
Landscape Contract	3,562.00	3,669.00	(107.00)	97.08 %	21,374.00	44,028.00	(22,654.00)	48.55 %
Landscaping - Front entrance & Maint. (GolfCrse)	0.00	1,114.50	(1,114.50)	0.00 %	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 %

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	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
<b>Total for Landscaping / Grounds</b>	<b>\$3,562.00</b>	<b>\$6,033.50</b>	<b>(\$2,471.50)</b>	<b>59.04 %</b>	<b>\$22,826.48</b>	<b>\$72,402.00</b>	<b>(\$49,575.52)</b>	<b>31.53 %</b>
Legal Expense	487.56	416.67	70.89	117.01 %	941.56	5,000.00	(4,058.44)	18.83 %
Management Fee	1,957.00	1,957.00	0.00	100.00 %	9,785.00	23,484.00	(13,699.00)	41.67 %
Miscellaneous Expense	0.00	20.83	(20.83)	0.00 %	0.00	250.00	(250.00)	0.00 %
Office Supplies, Copies	219.70	291.67	(71.97)	75.33 %	1,114.72	3,500.00	(2,385.28)	31.85 %
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 %	6,100.00	15,000.00	(8,900.00)	40.67 %
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>\$9,475.00</b>	<b>\$22,250.00</b>	<b>(\$12,775.00)</b>	<b>42.58 %</b>
Postage and Delivery	28.27	150.00	(121.73)	18.85 %	431.09	1,800.00	(1,368.91)	23.95 %
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 %	706.13	4,000.00	(3,293.87)	17.65 %
Recreation Area Supplies	23.26	83.33	(60.07)	27.91 %	99.54	1,000.00	(900.46)	9.95 %
Recreation Area-Cleaning	500.00	1,166.67	(666.67)	42.86 %	1,250.00	14,000.00	(12,750.00)	8.93 %
Recreation Area-Electricity	1,057.29	1,041.67	15.62	101.50 %	4,581.08	12,500.00	(7,918.92)	36.65 %
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	550.00	250.00	300.00	220.00 %	1,255.00	3,000.00	(1,745.00)	41.83 %
Security	0.00	83.33	(83.33)	0.00 %	174.00	1,000.00	(826.00)	17.40 %
Trash Service	2,720.00	0.00	2,720.00	--	13,408.00	0.00	13,408.00	--
Water & Sewer	170.80	166.67	4.13	102.48 %	2,680.52	2,000.00	680.52	134.03 %
Website	0.00	50.00	(50.00)	0.00 %	150.00	600.00	(450.00)	25.00 %
<b>Total for Expense</b>	<b>\$17,363.57</b>	<b>\$22,915.83</b>	<b>(\$5,552.26)</b>	<b>75.77 %</b>	<b>\$100,769.83</b>	<b>\$277,740.00</b>	<b>(\$176,970.17)</b>	<b>36.28 %</b>
<b>Net Operating Income</b>	<b>(\$13,286.08)</b>	<b>(\$22,299.17)</b>	<b>\$9,013.09</b>	<b>0.00 %</b>	<b>\$62,492.75</b>	<b>\$0.00</b>	<b>\$62,492.75</b>	<b>0.00 %</b>
<b>Non-operating Expense</b>								
01 Upgrade to Pool/Recreation Area	0.00	0.00	0.00	--	45,770.00	0.00	45,770.00	--
Transfer to Reserve Fund	(13,250.00)	0.00	(13,250.00)	--	(45,770.00)	0.00	(45,770.00)	--
<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>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</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>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00 %</b>
<b>Net Income</b>	<b>(\$36.08)</b>	<b>(\$22,299.17)</b>	<b>\$22,263.09</b>	<b>0.00 %</b>	<b>\$62,492.75</b>	<b>\$0.00</b>	<b>\$62,492.75</b>	<b>0.00 %</b>