

# 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	7/1/2022 - 7/31/2022				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 %	272,655.00	363,540.00	(90,885.00)	75.00 %
Bad Debt Collected	0.00	0.00	0.00	--	8,987.00	0.00	8,987.00	--
Fines	(300.00)	0.00	(300.00)	--	850.00	0.00	850.00	--
Hargray Royalty Revenue	0.00	300.00	(300.00)	0.00 %	1,718.32	3,600.00	(1,881.68)	47.73 %
Interest and Miscellaneous Income								
Interest Income	5.56	8.33	(2.77)	66.72 %	38.12	100.00	(61.88)	38.12 %
Reserve Interest Income	66.63	0.00	66.63	--	451.89	0.00	451.89	--
Reserve Interest Income to Reserve Fund	(66.63)	0.00	(66.63)	--	(451.89)	0.00	(451.89)	--
<b>Total for Interest and Miscellaneous Income</b>	<b>\$5.56</b>	<b>\$8.33</b>	<b>(\$2.77)</b>	<b>66.72 %</b>	<b>\$38.12</b>	<b>\$100.00</b>	<b>(\$61.88)</b>	<b>38.12 %</b>
Late Charges	12.41	125.00	(112.59)	9.93 %	1,760.75	1,500.00	260.75	117.38 %
Legal Fee Income	0.00	8.33	(8.33)	0.00 %	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	200.00	83.33	116.67	240.00 %	800.00	1,000.00	(200.00)	80.00 %
Other Income	10.00	0.00	10.00	--	179.50	0.00	179.50	--
Other Income-Hallmark Golf	1,075.12	8.33	1,066.79	12,901.44 %	2,429.46	100.00	2,329.46	2,429.46 %
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 %	(60,000.00)	(80,000.00)	20,000.00	75.00 %
Road Reserve Contribution	(3,300.00)	(3,300.00)	0.00	100.00 %	(9,900.00)	(13,200.00)	3,300.00	75.00 %
Trash Collection Income	8,008.00	0.00	8,008.00	--	23,972.40	0.00	23,972.40	--
<b>Total for Income</b>	<b>\$76,596.09</b>	<b>\$68,201.67</b>	<b>\$8,394.42</b>	<b>112.31 %</b>	<b>\$243,576.11</b>	<b>\$277,740.00</b>	<b>(\$34,163.89)</b>	<b>87.70 %</b>
<b>Expense</b>								
Bad Debt Expense	0.00	0.00	0.00	--	1,206.45	0.00	1,206.45	--
Bank Fees	0.00	0.00	0.00	--	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	0.00	166.67	(166.67)	0.00 %	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	532.33	708.33	(176.00)	75.15 %	2,522.25	8,500.00	(5,977.75)	29.67 %
Welcome Committe-EP	0.00	25.00	(25.00)	0.00 %	104.56	300.00	(195.44)	34.85 %
<b>Total for Committee</b>	<b>\$532.33</b>	<b>\$962.83</b>	<b>(\$430.50)</b>	<b>55.29 %</b>	<b>\$3,441.66</b>	<b>\$11,554.00</b>	<b>(\$8,112.34)</b>	<b>29.79 %</b>
CPA Services	0.00	500.00	(500.00)	0.00 %	245.00	6,000.00	(5,755.00)	4.08 %
Electricity-Lagoons	404.91	425.00	(20.09)	95.27 %	2,593.18	5,100.00	(2,506.82)	50.85 %
Electricity-Street Lights	1,557.80	1,666.67	(108.87)	93.47 %	10,920.18	20,000.00	(9,079.82)	54.60 %
Infrastructure	0.00	3,750.00	(3,750.00)	0.00 %	13,264.10	45,000.00	(31,735.90)	29.48 %
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 %	2,404.33	5,000.00	(2,595.67)	48.09 %
Landscaping / Grounds								
Landscape Contract	0.00	3,669.00	(3,669.00)	0.00 %	24,936.00	44,028.00	(19,092.00)	56.64 %
Landscaping - Front entrance & Maint. (GolfCrse)	2,275.51	1,114.50	1,161.01	204.17 %	3,853.61	13,374.00	(9,520.39)	28.81 %
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>\$2,275.51</b>	<b>\$6,033.50</b>	<b>(\$3,757.99)</b>	<b>37.71 %</b>	<b>\$28,789.61</b>	<b>\$72,402.00</b>	<b>(\$43,612.39)</b>	<b>39.76 %</b>
Legal Expense	1,152.50	416.67	735.83	276.60 %	2,216.56	5,000.00	(2,783.44)	44.33 %
Management Fee	1,957.00	1,957.00	0.00	100.00 %	13,699.00	23,484.00	(9,785.00)	58.33 %
Miscellaneous Expense	0.00	20.83	(20.83)	0.00 %	0.00	250.00	(250.00)	0.00 %
Office Supplies, Copies	183.90	291.67	(107.77)	63.05 %	1,455.22	3,500.00	(2,044.78)	41.58 %
Pest Control	0.00	58.33	(58.33)	0.00 %	375.00	700.00	(325.00)	53.57 %
Pool								
Pool Maintenance Contract	1,250.00	1,250.00	0.00	100.00 %	8,600.00	15,000.00	(6,400.00)	57.33 %
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>\$11,975.00</b>	<b>\$22,250.00</b>	<b>(\$10,275.00)</b>	<b>53.82 %</b>
Postage and Delivery	208.17	150.00	58.17	138.78 %	673.71	1,800.00	(1,126.29)	37.43 %
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 %	1,220.17	4,000.00	(2,779.83)	30.50 %
Recreation Area Supplies	135.24	83.33	51.91	162.29 %	563.74	1,000.00	(436.26)	56.37 %
Recreation Area-Cleaning	1,000.00	1,166.67	(166.67)	85.71 %	3,375.00	14,000.00	(10,625.00)	24.11 %
Recreation Area-Electricity	960.82	1,041.67	(80.85)	92.24 %	6,482.52	12,500.00	(6,017.48)	51.86 %
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 %	1,960.00	3,000.00	(1,040.00)	65.33 %
Security	0.00	83.33	(83.33)	0.00 %	348.00	1,000.00	(652.00)	34.80 %
Trash Service	2,712.00	0.00	2,712.00	--	18,824.00	0.00	18,824.00	--
Water & Sewer	217.58	166.67	50.91	130.55 %	3,039.41	2,000.00	1,039.41	151.97 %
Website	0.00	50.00	(50.00)	0.00 %	300.00	600.00	(300.00)	50.00 %
<b>Total for Expense</b>	<b>\$14,873.29</b>	<b>\$22,915.83</b>	<b>(\$8,042.54)</b>	<b>64.90 %</b>	<b>\$132,698.95</b>	<b>\$277,740.00</b>	<b>(\$145,041.05)</b>	<b>47.78 %</b>
<b>Net Operating Income</b>	<b>\$61,722.80</b>	<b>\$45,285.83</b>	<b>\$16,436.97</b>	<b>136.30 %</b>	<b>\$110,877.16</b>	<b>\$0.00</b>	<b>\$110,877.16</b>	<b>0.00 %</b>
<b>Non-operating Expense</b>								
01 Reserve Funded Pool/Recreation Area	0.00	0.00	0.00	--	45,770.00	0.00	45,770.00	--
Transfer to Reserve Fund	0.00	0.00	0.00	--	(45,770.00)	0.00	(45,770.00)	--
<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>\$61,722.80</b>	<b>\$45,285.83</b>	<b>\$16,436.97</b>	<b>136.30 %</b>	<b>\$110,877.16</b>	<b>\$0.00</b>	<b>\$110,877.16</b>	<b>0.00 %</b>