

# 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	9/1/2022 - 9/30/2022				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	--	363,540.00	363,540.00	0.00	100.00 %
Bad Debt Collected	0.00	0.00	0.00	--	15,403.61	0.00	15,403.61	--
Fines	0.00	0.00	0.00	--	850.00	0.00	850.00	--
Hargray Royalty Revenue	850.73	300.00	550.73	283.58 %	2,569.05	3,600.00	(1,030.95)	71.36 %
Interest and Miscellaneous Income								
Interest Income	7.70	8.33	(0.63)	92.40 %	52.18	100.00	(47.82)	52.18 %
Reserve Interest Income	198.92	0.00	198.92	--	784.49	0.00	784.49	--
Reserve Interest Income to Reserve Fund	(198.92)	0.00	(198.92)	--	(784.49)	0.00	(784.49)	--
<b>Total for Interest and Miscellaneous Income</b>	<b>\$7.70</b>	<b>\$8.33</b>	<b>(\$0.63)</b>	<b>92.40 %</b>	<b>\$52.18</b>	<b>\$100.00</b>	<b>(\$47.82)</b>	<b>52.18 %</b>
Late Charges	42.13	125.00	(82.87)	33.70 %	1,511.04	1,500.00	11.04	100.74 %
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	0.00	83.33	(83.33)	0.00 %	1,000.00	1,000.00	0.00	100.00 %
Other Income	0.00	0.00	0.00	--	179.50	0.00	179.50	--
Other Income-Hallmark Golf	125.62	8.33	117.29	1,507.44 %	2,680.70	100.00	2,580.70	2,680.70 %
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	--	(60,000.00)	(80,000.00)	20,000.00	75.00 %
Road Reserve Contribution	0.00	0.00	0.00	--	(9,900.00)	(13,200.00)	3,300.00	75.00 %
Trash Collection Income	8.00	0.00	8.00	--	32,356.40	0.00	32,356.40	--
<b>Total for Income</b>	<b>\$1,034.18</b>	<b>\$616.67</b>	<b>\$417.51</b>	<b>167.70 %</b>	<b>\$350,328.04</b>	<b>\$277,740.00</b>	<b>\$72,588.04</b>	<b>126.14 %</b>
<b>Expense</b>								
Bad Debt Expense	0.00	0.00	0.00	--	1,206.45	0.00	1,206.45	--
Committee								
ACC Committee	0.00	8.33	(8.33)	0.00 %	0.00	100.00	(100.00)	0.00 %
Beautification Committee	520.09	166.67	353.42	312.05 %	1,221.52	2,000.00	(778.48)	61.08 %
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	824.98	708.33	116.65	116.47 %	5,159.73	8,500.00	(3,340.27)	60.70 %
Welcome Committe-EP	0.00	25.00	(25.00)	0.00 %	115.15	300.00	(184.85)	38.38 %
<b>Total for Committee</b>	<b>\$1,345.07</b>	<b>\$962.83</b>	<b>\$382.24</b>	<b>139.70 %</b>	<b>\$6,609.82</b>	<b>\$11,554.00</b>	<b>(\$4,944.18)</b>	<b>57.21 %</b>
CPA Services	0.00	500.00	(500.00)	0.00 %	245.00	6,000.00	(5,755.00)	4.08 %
Electricity-Lagoons	221.04	425.00	(203.96)	52.01 %	3,113.65	5,100.00	(1,986.35)	61.05 %
Electricity-Street Lights	1,557.80	1,666.67	(108.87)	93.47 %	14,035.78	20,000.00	(5,964.22)	70.18 %
Infrastructure	4,669.54	3,750.00	919.54	124.52 %	17,933.64	45,000.00	(27,066.36)	39.85 %
Insurance								
Insurance Expense	0.00	883.33	(883.33)	0.00 %	9,398.00	10,600.00	(1,202.00)	88.66 %
<b>Total for Insurance</b>	<b>\$0.00</b>	<b>\$883.33</b>	<b>(\$883.33)</b>	<b>0.00 %</b>	<b>\$9,398.00</b>	<b>\$10,600.00</b>	<b>(\$1,202.00)</b>	<b>88.66 %</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	0.00	416.67	(416.67)	0.00 %	2,404.33	5,000.00	(2,595.67)	48.09 %
Landscaping / Grounds								
Landscape Contract	3,562.00	3,669.00	(107.00)	97.08 %	35,622.00	44,028.00	(8,406.00)	80.91 %
Landscaping - Front entrance & Maint. (GolfCrse)	0.00	1,114.50	(1,114.50)	0.00 %	3,853.61	13,374.00	(9,520.39)	28.81 %
Landscaping Additional	2,950.00	1,250.00	1,700.00	236.00 %	2,950.00	15,000.00	(12,050.00)	19.67 %

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	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
<b>Total for Landscaping / Grounds</b>	<b>\$6,512.00</b>	<b>\$6,033.50</b>	<b>\$478.50</b>	<b>107.93 %</b>	<b>\$42,425.61</b>	<b>\$72,402.00</b>	<b>(\$29,976.39)</b>	<b>58.60 %</b>
Legal Expense	225.00	416.67	(191.67)	54.00 %	3,499.06	5,000.00	(1,500.94)	69.98 %
Management Fee	1,957.00	1,957.00	0.00	100.00 %	17,613.00	23,484.00	(5,871.00)	75.00 %
Miscellaneous Expense	0.00	20.83	(20.83)	0.00 %	0.00	250.00	(250.00)	0.00 %
Office Supplies, Copies	334.58	291.67	42.91	114.71 %	1,922.30	3,500.00	(1,577.70)	54.92 %
Pest Control	70.00	58.33	11.67	120.00 %	445.00	700.00	(255.00)	63.57 %
Pool								
Pool Maintenance Contract	1,250.00	1,250.00	0.00	100.00 %	11,100.00	15,000.00	(3,900.00)	74.00 %
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 %
<b>Total for Pool</b>	<b>\$1,250.00</b>	<b>\$1,833.33</b>	<b>(\$583.33)</b>	<b>68.18 %</b>	<b>\$14,475.00</b>	<b>\$22,250.00</b>	<b>(\$7,775.00)</b>	<b>65.06 %</b>
Postage and Delivery	166.43	150.00	16.43	110.95 %	880.75	1,800.00	(919.25)	48.93 %
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	27.97	83.33	(55.36)	33.56 %	591.71	1,000.00	(408.29)	59.17 %
Recreation Area-Cleaning	1,125.00	1,166.67	(41.67)	96.43 %	5,625.00	14,000.00	(8,375.00)	40.18 %
Recreation Area-Electricity	1,002.05	1,041.67	(39.62)	96.20 %	8,445.41	12,500.00	(4,054.59)	67.56 %
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 %	2,665.00	3,000.00	(335.00)	88.83 %
Security	174.00	83.33	90.67	208.80 %	522.00	1,000.00	(478.00)	52.20 %
Trash Service	2,768.00	0.00	2,768.00	--	24,320.00	0.00	24,320.00	--
Water & Sewer	50.78	166.67	(115.89)	30.47 %	3,252.37	2,000.00	1,252.37	162.62 %
Website	150.00	50.00	100.00	300.00 %	450.00	600.00	(150.00)	75.00 %
<b>Total for Expense</b>	<b>\$24,311.26</b>	<b>\$22,915.83</b>	<b>\$1,395.43</b>	<b>106.09 %</b>	<b>\$184,735.16</b>	<b>\$277,740.00</b>	<b>(\$93,004.84)</b>	<b>66.51 %</b>
<b>Net Operating Income</b>	<b>(\$23,277.08)</b>	<b>(\$22,299.17)</b>	<b>(\$977.91)</b>	<b>0.00 %</b>	<b>\$165,592.88</b>	<b>\$0.00</b>	<b>\$165,592.88</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>(\$23,277.08)</b>	<b>(\$22,299.17)</b>	<b>(\$977.91)</b>	<b>0.00 %</b>	<b>\$165,592.88</b>	<b>\$0.00</b>	<b>\$165,592.88</b>	<b>0.00 %</b>