

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	10/1/2022 - 10/31/2022				1/1/2022 - 12/31/2022			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
Assessments	90,885.00	90,885.00	0.00	100.00 %	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	0.00	300.00	(300.00)	0.00 %	2,569.05	3,600.00	(1,030.95)	71.36 %
Interest and Miscellaneous Income								
Interest Income	6.25	8.33	(2.08)	75.00 %	58.43	100.00	(41.57)	58.43 %
Reserve Interest Income	227.80	0.00	227.80	--	1,012.29	0.00	1,012.29	--
Reserve Interest Income to Reserve Fund	(227.80)	0.00	(227.80)	--	(1,012.29)	0.00	(1,012.29)	--
Total for Interest and Miscellaneous Income	\$6.25	\$8.33	(\$2.08)	75.00 %	\$58.43	\$100.00	(\$41.57)	58.43 %
Late Charges	36.66	125.00	(88.34)	29.33 %	2,295.92	1,500.00	795.92	153.06 %
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 %	1,200.00	1,000.00	200.00	120.00 %
Other Income	5.00	0.00	5.00	--	184.50	0.00	184.50	--
Other Income-Hallmark Golf	145.85	8.33	137.52	1,750.20 %	2,846.78	100.00	2,746.78	2,846.78 %
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 %	(80,000.00)	(80,000.00)	0.00	100.00 %
Road Reserve Contribution	(3,300.00)	(3,300.00)	0.00	100.00 %	(13,200.00)	(13,200.00)	0.00	100.00 %
Trash Collection Income	8,240.00	0.00	8,240.00	--	32,292.40	0.00	32,292.40	--
Total for Income	\$76,218.76	\$68,201.67	\$8,017.09	111.75 %	\$328,126.25	\$277,740.00	\$50,386.25	118.14 %
Expense								
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	0.00	166.67	(166.67)	0.00 %	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	1,079.14	708.33	370.81	152.35 %	6,238.87	8,500.00	(2,261.13)	73.40 %
Welcome Committee-EP	20.47	25.00	(4.53)	81.88 %	135.62	300.00	(164.38)	45.21 %
Total for Committee	\$1,099.61	\$962.83	\$136.78	114.21 %	\$7,709.43	\$11,554.00	(\$3,844.57)	66.73 %
CPA Services	0.00	500.00	(500.00)	0.00 %	245.00	6,000.00	(5,755.00)	4.08 %
Electricity-Lagoons	406.98	425.00	(18.02)	95.76 %	3,520.63	5,100.00	(1,579.37)	69.03 %
Electricity-Street Lights	1,557.80	1,666.67	(108.87)	93.47 %	15,593.58	20,000.00	(4,406.42)	77.97 %
Infrastructure	0.00	3,750.00	(3,750.00)	0.00 %	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 %
Total for Insurance	\$0.00	\$883.33	(\$883.33)	0.00 %	\$9,398.00	\$10,600.00	(\$1,202.00)	88.66 %
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	377.94	416.67	(38.73)	90.71 %	2,782.27	5,000.00	(2,217.73)	55.65 %
Landscaping / Grounds								
Landscape Contract	3,562.00	3,669.00	(107.00)	97.08 %	39,184.00	44,028.00	(4,844.00)	89.00 %
Landscaping - Front entrance & Maint. (GolfCrse)	145.85	1,114.50	(968.65)	13.09 %	3,999.46	13,374.00	(9,374.54)	29.90 %
Landscaping Additional	750.00	1,250.00	(500.00)	60.00 %	3,700.00	15,000.00	(11,300.00)	24.67 %

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	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Total for Landscaping / Grounds	\$4,457.85	\$6,033.50	(\$1,575.65)	73.88 %	\$46,883.46	\$72,402.00	(\$25,518.54)	64.75 %
Legal Expense	765.00	416.67	348.33	183.60 %	4,264.06	5,000.00	(735.94)	85.28 %
Management Fee	1,957.00	1,957.00	0.00	100.00 %	19,570.00	23,484.00	(3,914.00)	83.33 %
Miscellaneous Expense	0.00	20.83	(20.83)	0.00 %	0.00	250.00	(250.00)	0.00 %
Office Supplies, Copies	254.40	291.67	(37.27)	87.22 %	2,176.70	3,500.00	(1,323.30)	62.19 %
Pest Control	0.00	58.33	(58.33)	0.00 %	445.00	700.00	(255.00)	63.57 %
Pool								
Pool Maintenance Contract	1,250.00	1,250.00	0.00	100.00 %	12,350.00	15,000.00	(2,650.00)	82.33 %
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 %
Total for Pool	\$1,250.00	\$1,833.33	(\$583.33)	68.18 %	\$15,725.00	\$22,250.00	(\$6,525.00)	70.67 %
Postage and Delivery	144.81	150.00	(5.19)	96.54 %	1,025.56	1,800.00	(774.44)	56.98 %
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	97.38	83.33	14.05	116.86 %	689.09	1,000.00	(310.91)	68.91 %
Recreation Area-Cleaning	0.00	1,166.67	(1,166.67)	0.00 %	5,625.00	14,000.00	(8,375.00)	40.18 %
Recreation Area-Electricity	1,005.73	1,041.67	(35.94)	96.55 %	9,451.14	12,500.00	(3,048.86)	75.61 %
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 %	2,665.00	3,000.00	(335.00)	88.83 %
Security	0.00	83.33	(83.33)	0.00 %	522.00	1,000.00	(478.00)	52.20 %
Trash Service	2,720.00	0.00	2,720.00	--	27,040.00	0.00	27,040.00	--
Water & Sewer	121.87	166.67	(44.80)	73.12 %	3,374.24	2,000.00	1,374.24	168.71 %
Website	0.00	50.00	(50.00)	0.00 %	450.00	600.00	(150.00)	75.00 %
Total for Expense	\$16,216.37	\$22,915.83	(\$6,699.46)	70.76 %	\$200,951.53	\$277,740.00	(\$76,788.47)	72.35 %
Net Operating Income	\$60,002.39	\$45,285.83	\$14,716.56	132.50 %	\$127,174.72	\$0.00	\$127,174.72	0.00 %
Non-operating Expense								
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)	--
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	\$60,002.39	\$45,285.83	\$14,716.56	132.50 %	\$127,174.72	\$0.00	\$127,174.72	0.00 %