

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	11/1/2022 - 11/30/2022				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	--	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	7.51	8.33	(0.82)	90.12 %	65.94	100.00	(34.06)	65.94 %
Reserve Interest Income	258.28	0.00	258.28	--	1,270.57	0.00	1,270.57	--
Reserve Interest Income to Reserve Fund	(258.28)	0.00	(258.28)	--	(1,270.57)	0.00	(1,270.57)	--
Total for Interest and Miscellaneous Income	\$7.51	\$8.33	(\$0.82)	90.12 %	\$65.94	\$100.00	(\$34.06)	65.94 %
Late Charges	584.00	125.00	459.00	467.20 %	2,152.27	1,500.00	652.27	143.48 %
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	300.00	83.33	216.67	360.00 %	1,500.00	1,000.00	500.00	150.00 %
Other Income	0.00	0.00	0.00	--	184.50	0.00	184.50	--
Other Income-Hallmark Golf	145.85	8.33	137.52	1,750.20 %	2,992.63	100.00	2,892.63	2,992.63 %
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	--	(80,000.00)	(80,000.00)	0.00	100.00 %
Road Reserve Contribution	0.00	0.00	0.00	--	(13,200.00)	(13,200.00)	0.00	100.00 %
Trash Collection Income	0.00	0.00	0.00	--	32,292.40	0.00	32,292.40	--
Total for Income	\$1,037.36	\$616.67	\$420.69	168.22 %	\$328,435.96	\$277,740.00	\$50,695.96	118.25 %
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	0.00	708.33	(708.33)	0.00 %	6,238.87	8,500.00	(2,261.13)	73.40 %
Welcome Committee-EP	0.00	25.00	(25.00)	0.00 %	135.62	300.00	(164.38)	45.21 %
Total for Committee	\$0.00	\$962.83	(\$962.83)	0.00 %	\$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	497.79	425.00	72.79	117.13 %	4,018.42	5,100.00	(1,081.58)	78.79 %
Electricity-Street Lights	1,557.80	1,666.67	(108.87)	93.47 %	17,151.38	20,000.00	(2,848.62)	85.76 %
Infrastructure	109.05	3,750.00	(3,640.95)	2.91 %	18,042.69	45,000.00	(26,957.31)	40.09 %
Insurance								
Insurance Expense	570.00	883.33	(313.33)	64.53 %	9,968.00	10,600.00	(632.00)	94.04 %
Total for Insurance	\$570.00	\$883.33	(\$313.33)	64.53 %	\$9,968.00	\$10,600.00	(\$632.00)	94.04 %
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 %	3,160.21	5,000.00	(1,839.79)	63.20 %
Landscaping / Grounds								
Landscape Contract	3,562.00	3,669.00	(107.00)	97.08 %	42,746.00	44,028.00	(1,282.00)	97.09 %
Landscaping - Front entrance & Maint. (GolfCrse)	2,920.93	1,114.50	1,806.43	262.08 %	6,920.39	13,374.00	(6,453.61)	51.75 %
Landscaping Additional	2,540.00	1,250.00	1,290.00	203.20 %	6,240.00	15,000.00	(8,760.00)	41.60 %

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	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Total for Landscaping / Grounds	\$9,022.93	\$6,033.50	\$2,989.43	149.55 %	\$55,906.39	\$72,402.00	(\$16,495.61)	77.22 %
Legal Expense	0.00	416.67	(416.67)	0.00 %	4,264.06	5,000.00	(735.94)	85.28 %
Management Fee	1,957.00	1,957.00	0.00	100.00 %	21,527.00	23,484.00	(1,957.00)	91.67 %
Miscellaneous Expense	0.00	20.83	(20.83)	0.00 %	0.00	250.00	(250.00)	0.00 %
Office Supplies, Copies	557.37	291.67	265.70	191.10 %	2,759.07	3,500.00	(740.93)	78.83 %
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 %	13,600.00	15,000.00	(1,400.00)	90.67 %
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 %
Total for Pool	\$1,250.00	\$1,833.33	(\$583.33)	68.18 %	\$16,975.00	\$22,250.00	(\$5,275.00)	76.29 %
Postage and Delivery	180.90	150.00	30.90	120.60 %	1,206.46	1,800.00	(593.54)	67.03 %
Property Taxes	1,909.30	0.00	1,909.30	--	1,909.30	2,500.00	(590.70)	76.37 %
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	0.00	83.33	(83.33)	0.00 %	689.09	1,000.00	(310.91)	68.91 %
Recreation Area-Cleaning	1,625.00	1,166.67	458.33	139.29 %	7,250.00	14,000.00	(6,750.00)	51.79 %
Recreation Area-Electricity	1,283.34	1,041.67	241.67	123.20 %	10,734.48	12,500.00	(1,765.52)	85.88 %
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	110.00	250.00	(140.00)	44.00 %	2,775.00	3,000.00	(225.00)	92.50 %
Security	0.00	83.33	(83.33)	0.00 %	522.00	1,000.00	(478.00)	52.20 %
Trash Service	2,800.00	0.00	2,800.00	--	29,840.00	0.00	29,840.00	--
Water & Sewer	97.47	166.67	(69.20)	58.48 %	3,471.71	2,000.00	1,471.71	173.59 %
Website	0.00	50.00	(50.00)	0.00 %	450.00	600.00	(150.00)	75.00 %
Total for Expense	\$23,905.89	\$22,915.83	\$990.06	104.32 %	\$224,882.42	\$277,740.00	(\$52,857.58)	80.97 %
Net Operating Income	(\$22,868.53)	(\$22,299.17)	(\$569.36)	0.00 %	\$103,553.54	\$0.00	\$103,553.54	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	--
09 Reserve Funded Road Work	78,280.00	0.00	78,280.00	--	78,280.00	0.00	78,280.00	--
Transfer to Reserve Fund	(78,280.00)	0.00	(78,280.00)	--	(124,050.00)	0.00	(124,050.00)	--
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	(\$22,868.53)	(\$22,299.17)	(\$569.36)	0.00 %	\$103,553.54	\$0.00	\$103,553.54	0.00 %