

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	1/1/2022 - 12/31/2022			
	Actual	Budget	Over Budget	% of Budget
Income				
Assessments	363,540.00	363,540.00	0.00	100.00 %
Bad Debt Collected	15,403.61	0.00	15,403.61	--
Fines	850.00	0.00	850.00	--
Hargray Royalty Revenue	3,867.53	3,600.00	267.53	107.43 %
Interest and Miscellaneous Income				
Interest Income	73.48	100.00	(26.52)	73.48 %
Reserve Interest Income	1,532.69	0.00	1,532.69	--
Reserve Interest Income to Reserve Fund	(1,532.69)	0.00	(1,532.69)	--
Total for Interest and Miscellaneous Income	\$73.48	\$100.00	(\$26.52)	73.48 %
Late Charges	2,152.27	1,500.00	652.27	143.48 %
Legal Fee Income	171.91	100.00	71.91	171.91 %
Miscellaneous Income	0.00	500.00	(500.00)	0.00 %
New Owner Fee	1,500.00	1,000.00	500.00	150.00 %
Other Income	955.37	0.00	955.37	--
Other Income-Hallmark Golf	2,741.39	100.00	2,641.39	2,741.39 %
Other Income-Pavilion Cleaning Fee	0.00	500.00	(500.00)	0.00 %
Reserve Contribution	(80,000.00)	(80,000.00)	0.00	100.00 %
Road Reserve Contribution	(13,200.00)	(13,200.00)	0.00	100.00 %
Trash Collection Income	32,292.40	0.00	32,292.40	--
Total for Income	\$330,347.96	\$277,740.00	\$52,607.96	118.94 %
Expense				
Bad Debt Expense	1,206.45	0.00	1,206.45	--
Committee				
ACC Committee	0.00	100.00	(100.00)	0.00 %
Beautification Committee	1,318.96	2,000.00	(681.04)	65.95 %
Board of Directors	188.43	454.00	(265.57)	41.50 %
Communication Committee	0.00	100.00	(100.00)	0.00 %
Safety and Security Committee	0.00	100.00	(100.00)	0.00 %
Social Committee-EP	6,297.74	8,500.00	(2,202.26)	74.09 %
Welcome Committee-EP	135.62	300.00	(164.38)	45.21 %
Total for Committee	\$7,940.75	\$11,554.00	(\$3,613.25)	68.73 %
CPA Services	245.00	6,000.00	(5,755.00)	4.08 %
Electricity-Lagoons	4,383.84	5,100.00	(716.16)	85.96 %
Electricity-Street Lights	18,709.18	20,000.00	(1,290.82)	93.55 %
Infrastructure	18,042.69	45,000.00	(26,957.31)	40.09 %
Insurance				

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Insurance Expense	9,968.00	10,600.00	(632.00)	94.04 %
Total for Insurance	\$9,968.00	\$10,600.00	(\$632.00)	94.04 %
Lake/Lagoon/Pond Management Other Maint	1,186.11	3,000.00	(1,813.89)	39.54 %
Lake/Lagoon/Pond Management Routine	3,538.15	5,000.00	(1,461.85)	70.76 %
Landscaping / Grounds				
Landscape Contract	46,308.00	44,028.00	2,280.00	105.18 %
Landscaping - Front entrance & Maint. (GolfCrse)	7,216.24	13,374.00	(6,157.76)	53.96 %
Landscaping Additional	6,240.00	15,000.00	(8,760.00)	41.60 %
Total for Landscaping / Grounds	\$59,764.24	\$72,402.00	(\$12,637.76)	82.55 %
Legal Expense	8,053.85	5,000.00	3,053.85	161.08 %
Management Fee	23,484.00	23,484.00	0.00	100.00 %
Miscellaneous Expense	0.00	250.00	(250.00)	0.00 %
Office Supplies, Copies	3,057.37	3,500.00	(442.63)	87.35 %
Pest Control	515.00	700.00	(185.00)	73.57 %
Pool				
Pool Maintenance Contract	15,405.66	15,000.00	405.66	102.70 %
Pool Permit	225.00	250.00	(25.00)	90.00 %
Pool Repairs	3,922.89	7,000.00	(3,077.11)	56.04 %
Total for Pool	\$19,553.55	\$22,250.00	(\$2,696.45)	87.88 %
Postage and Delivery	1,741.15	1,800.00	(58.85)	96.73 %
Property Taxes	1,909.30	2,500.00	(590.70)	76.37 %
Recreation area - Furniture	0.00	500.00	(500.00)	0.00 %
Recreation area - Miscellaneous	1,389.77	4,000.00	(2,610.23)	34.74 %
Recreation Area Supplies	883.99	1,000.00	(116.01)	88.40 %
Recreation Area-Cleaning	7,750.00	14,000.00	(6,250.00)	55.36 %
Recreation Area-Electricity	11,730.52	12,500.00	(769.48)	93.84 %
Recreation Area-Fitness Equip. Service	250.00	1,000.00	(750.00)	25.00 %
Recreation/Pool Security	3,480.00	3,000.00	480.00	116.00 %
Security	696.00	1,000.00	(304.00)	69.60 %
Trash Service	32,592.00	0.00	32,592.00	--
Water & Sewer	3,563.87	2,000.00	1,563.87	178.19 %
Website	600.00	600.00	0.00	100.00 %
Total for Expense	\$246,234.78	\$277,740.00	(\$31,505.22)	88.66 %
Net Operating Income	\$84,113.18	\$0.00	\$84,113.18	0.00 %
Non-operating Expense				
01 Reserve Funded Pool/Recreation Area	45,770.00	0.00	45,770.00	--
09 Reserve Funded Road Work	78,280.00	0.00	78,280.00	--
10 Reserve Funded Tennis Court/Pickleball Project	39,802.50	0.00	39,802.50	--
Transfer Excess Income to Reserves	84,113.18	0.00	84,113.18	--

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Transfer to Reserve Fund	(163,852.50)	0.00	(163,852.50)	--
Total for Non-operating Expense	\$84,113.18	\$0.00	\$84,113.18	0.00 %
Net Non-operating Income	(\$84,113.18)	\$0.00	(\$84,113.18)	0.00 %
Net Income	\$0.00	\$0.00	\$0.00	0.00 %