

Budget vs. Actuals

Accrual basis

Prepared By: Bundy Appraisal & Management
PO Box 1225
Beaufort, SC 29901

Eagle's Pointe - 2023 Eagle's Pointe Budget

Account	1/1/2023 - 1/31/2023				1/1/2023 - 12/31/2023			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
Assessments	93,873.00	93,873.00	0.00	100.00 %	93,873.00	375,492.00	(281,619.00)	25.00 %
Interest and Miscellaneous Income								
Interest Income	7.04	8.33	(1.29)	84.48 %	7.04	100.00	(92.96)	7.04 %
Reserve Interest Income	308.40	0.00	308.40	--	308.40	0.00	308.40	--
Reserve Interest Income to Reserve Fund	(308.40)	0.00	(308.40)	--	(308.40)	0.00	(308.40)	--
Total for Interest and Miscellaneous Income	\$7.04	\$8.33	(\$1.29)	84.48 %	\$7.04	\$100.00	(\$92.96)	7.04 %
Late Charges	46.40	125.00	(78.60)	37.12 %	800.40	1,500.00	(699.60)	53.36 %
Legal Fee Income	370.06	0.00	370.06	--	370.06	0.00	370.06	--
New Owner Fee	200.00	83.33	116.67	240.00 %	200.00	1,000.00	(800.00)	20.00 %
Other Income	885.00	0.00	885.00	--	885.00	0.00	885.00	--
Other Income-Hallmark Golf	145.85	0.00	145.85	--	291.70	0.00	291.70	--
Reserve Contribution	(20,000.00)	(20,000.00)	0.00	100.00 %	(20,000.00)	(80,000.00)	60,000.00	25.00 %
Road Reserve Contribution	(3,300.00)	(3,300.00)	0.00	100.00 %	(3,300.00)	(13,200.00)	9,900.00	25.00 %
Trash Collection Income	8,576.00	0.00	8,576.00	--	8,576.00	0.00	8,576.00	--
Total for Income	\$80,803.35	\$70,789.67	\$10,013.68	114.15 %	\$81,703.20	\$284,892.00	(\$203,188.80)	28.68 %
Expense								
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 %	0.00	2,000.00	(2,000.00)	0.00 %
Board of Directors	0.00	41.67	(41.67)	0.00 %	0.00	500.00	(500.00)	0.00 %
Social Committee-EP	0.00	708.33	(708.33)	0.00 %	0.00	8,500.00	(8,500.00)	0.00 %
Welcome Committee-EP	0.00	33.33	(33.33)	0.00 %	0.00	400.00	(400.00)	0.00 %
Total for Committee	\$0.00	\$958.33	(\$958.33)	0.00 %	\$0.00	\$11,500.00	(\$11,500.00)	0.00 %
CPA Services	0.00	500.00	(500.00)	0.00 %	0.00	6,000.00	(6,000.00)	0.00 %
Electricity-Lagoons	462.93	416.67	46.26	111.10 %	462.93	5,000.00	(4,537.07)	9.26 %
Electricity-Street Lights	1,562.93	1,583.33	(20.40)	98.71 %	1,562.93	19,000.00	(17,437.07)	8.23 %
Infrastructure	6,285.00	4,166.67	2,118.33	150.84 %	6,285.00	50,000.00	(43,715.00)	12.57 %
Insurance								
Insurance Expense	0.00	833.33	(833.33)	0.00 %	0.00	10,000.00	(10,000.00)	0.00 %
Total for Insurance	\$0.00	\$833.33	(\$833.33)	0.00 %	\$0.00	\$10,000.00	(\$10,000.00)	0.00 %
Lake/Lagoon/Pond Management Other Maint	0.00	125.00	(125.00)	0.00 %	0.00	1,500.00	(1,500.00)	0.00 %
Lake/Lagoon/Pond Management Routine	377.94	416.67	(38.73)	90.71 %	377.94	5,000.00	(4,622.06)	7.56 %
Landscaping / Grounds								
Landscape Contract	3,850.00	3,979.75	(129.75)	96.74 %	3,850.00	47,757.00	(43,907.00)	8.06 %
Landscaping Additional	650.00	1,250.00	(600.00)	52.00 %	650.00	15,000.00	(14,350.00)	4.33 %
Landscaping-Front entrance pond & Maint.(GolfCrse)	145.85	625.00	(479.15)	23.34 %	145.85	7,500.00	(7,354.15)	1.94 %
Total for Landscaping / Grounds	\$4,645.85	\$5,854.75	(\$1,208.90)	79.35 %	\$4,645.85	\$70,257.00	(\$65,611.15)	6.61 %
Legal Expense	370.06	416.67	(46.61)	88.81 %	370.06	5,000.00	(4,629.94)	7.40 %
Management Fee	2,000.00	2,000.00	0.00	100.00 %	2,000.00	24,000.00	(22,000.00)	8.33 %
Miscellaneous Expense	0.00	20.83	(20.83)	0.00 %	0.00	250.00	(250.00)	0.00 %
Office Supplies, Copies	340.20	291.67	48.53	116.64 %	340.20	3,500.00	(3,159.80)	9.72 %
Pest Control	0.00	58.33	(58.33)	0.00 %	0.00	700.00	(700.00)	0.00 %
Pool								
Pool Maintenance Contract	1,805.66	1,833.33	(27.67)	98.49 %	1,805.66	22,000.00	(20,194.34)	8.21 %
Pool Permit	0.00	250.00	(250.00)	0.00 %	0.00	250.00	(250.00)	0.00 %

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Account	1/1/2023 - 1/31/2023				1/1/2023 - 12/31/2023			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Pool Repairs	3,540.00	500.00	3,040.00	708.00 %	3,540.00	6,000.00	(2,460.00)	59.00 %
Total for Pool	\$5,345.66	\$2,583.33	\$2,762.33	206.93 %	\$5,345.66	\$28,250.00	(\$22,904.34)	18.92 %
Postage and Delivery	158.11	150.00	8.11	105.41 %	158.11	1,800.00	(1,641.89)	8.78 %
Property Taxes	0.00	0.00	0.00	--	0.00	2,500.00	(2,500.00)	0.00 %
Recreation area - Furniture	0.00	711.25	(711.25)	0.00 %	0.00	8,535.00	(8,535.00)	0.00 %
Recreation area - Miscellaneous	52.16	125.00	(72.84)	41.73 %	52.16	1,500.00	(1,447.84)	3.48 %
Recreation Area Supplies	0.00	62.50	(62.50)	0.00 %	0.00	750.00	(750.00)	0.00 %
Recreation Area-Cleaning	250.00	833.33	(583.33)	30.00 %	250.00	10,000.00	(9,750.00)	2.50 %
Recreation Area-Electricity	1,224.18	1,041.67	182.51	117.52 %	1,224.18	12,500.00	(11,275.82)	9.79 %
Recreation Area-Fitness Equip. Service	0.00	83.33	(83.33)	0.00 %	0.00	1,000.00	(1,000.00)	0.00 %
Recreation/Pool Security	0.00	250.00	(250.00)	0.00 %	0.00	3,000.00	(3,000.00)	0.00 %
Security	0.00	62.50	(62.50)	0.00 %	0.00	750.00	(750.00)	0.00 %
Trash Service	2,768.00	0.00	2,768.00	--	2,768.00	0.00	2,768.00	--
Water & Sewer	115.51	166.67	(51.16)	69.31 %	115.51	2,000.00	(1,884.49)	5.78 %
Website	0.00	50.00	(50.00)	0.00 %	0.00	600.00	(600.00)	0.00 %
Total for Expense	\$25,958.53	\$23,761.83	\$2,196.70	109.24 %	\$25,958.53	\$284,892.00	(\$258,933.47)	9.11 %
Net Operating Income	\$54,844.82	\$47,027.83	\$7,816.99	116.62 %	\$55,744.67	\$0.00	\$55,744.67	0.00 %
Net Income	\$54,844.82	\$47,027.83	\$7,816.99	116.62 %	\$55,744.67	\$0.00	\$55,744.67	0.00 %