

# 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 - 1/31/2022				1/1/2022 - 12/31/2022			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
<b>Income</b>								
Assessments	90,885.00	90,885.00	0.00	100.00 %	90,885.00	363,540.00	(272,655.00)	25.00 %
Fines	50.00	0.00	50.00	--	50.00	0.00	50.00	--
Hargray Royalty Revenue	0.00	300.00	(300.00)	0.00 %	0.00	3,600.00	(3,600.00)	0.00 %
Interest Income	6.03	8.33	(2.30)	72.36 %	6.03	100.00	(93.97)	6.03 %
Late Charges	199.79	125.00	74.79	159.83 %	962.79	1,500.00	(537.21)	64.19 %
Legal Fee Income	0.00	8.33	(8.33)	0.00 %	0.00	100.00	(100.00)	0.00 %
Miscellaneous Income	0.00	41.67	(41.67)	0.00 %	0.00	500.00	(500.00)	0.00 %
New Owner Fee	100.00	83.33	16.67	120.00 %	100.00	1,000.00	(900.00)	10.00 %
Other Income-Hallmark Golf	125.62	8.33	117.29	1,507.44 %	251.24	100.00	151.24	251.24 %
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 %	(20,000.00)	(80,000.00)	60,000.00	25.00 %
Reserve Interest Income	45.32	0.00	45.32	--	64.25	0.00	64.25	--
Reserve Interest Income to Reserve Fund	(45.32)	0.00	(45.32)	--	(64.25)	0.00	(64.25)	--
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	7,920.00	0.00	7,920.00	--	7,920.00	0.00	7,920.00	--
<b>Total for Income</b>	<b>\$75,986.44</b>	<b>\$68,201.67</b>	<b>\$7,784.77</b>	<b>111.41 %</b>	<b>\$76,875.06</b>	<b>\$277,740.00</b>	<b>(\$200,864.94)</b>	<b>27.68 %</b>
<b>Expenses</b>								
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	95.00	37.83	57.17	251.10 %	95.00	454.00	(359.00)	20.93 %
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 %	0.00	8,500.00	(8,500.00)	0.00 %
Welcome Committee-EP	14.09	25.00	(10.91)	56.36 %	14.09	300.00	(285.91)	4.70 %
<b>Total for Committee</b>	<b>\$109.09</b>	<b>\$962.83</b>	<b>(\$853.74)</b>	<b>11.33 %</b>	<b>\$109.09</b>	<b>\$11,554.00</b>	<b>(\$11,444.91)</b>	<b>0.94 %</b>
CPA Services	0.00	500.00	(500.00)	0.00 %	0.00	6,000.00	(6,000.00)	0.00 %
Electricity-Lagoons	195.21	425.00	(229.79)	45.93 %	195.21	5,100.00	(4,904.79)	3.83 %
Electricity-Street Lights	1,557.80	1,666.67	(108.87)	93.47 %	1,557.80	20,000.00	(18,442.20)	7.79 %
Infrastructure	0.00	3,750.00	(3,750.00)	0.00 %	0.00	45,000.00	(45,000.00)	0.00 %
Insurance								
Insurance Expense	1,879.00	883.33	995.67	212.72 %	1,879.00	10,600.00	(8,721.00)	17.73 %
<b>Total for Insurance</b>	<b>\$1,879.00</b>	<b>\$883.33</b>	<b>\$995.67</b>	<b>212.72 %</b>	<b>\$1,879.00</b>	<b>\$10,600.00</b>	<b>(\$8,721.00)</b>	<b>17.73 %</b>
Lake/Lagoon/Pond Management Other Maint	1,186.11	250.00	936.11	474.44 %	1,186.11	3,000.00	(1,813.89)	39.54 %
Lake/Lagoon/Pond Management Routine	325.53	416.67	(91.14)	78.13 %	651.06	5,000.00	(4,348.94)	13.02 %
Landscaping / Grounds								
Landscape Contract	3,562.50	3,669.00	(106.50)	97.10 %	3,562.50	44,028.00	(40,465.50)	8.09 %
Landscaping - Front entrance & Maint. (GolfCrse)	125.62	1,114.50	(988.88)	11.27 %	251.24	13,374.00	(13,122.76)	1.88 %
Landscaping Additional	0.00	1,250.00	(1,250.00)	0.00 %	0.00	15,000.00	(15,000.00)	0.00 %
<b>Total for Landscaping / Grounds</b>	<b>\$3,688.12</b>	<b>\$6,033.50</b>	<b>(\$2,345.38)</b>	<b>61.13 %</b>	<b>\$3,813.74</b>	<b>\$72,402.00</b>	<b>(\$68,588.26)</b>	<b>5.27 %</b>
Legal Expense	75.00	416.67	(341.67)	18.00 %	75.00	5,000.00	(4,925.00)	1.50 %
Management Fee	1,957.00	1,957.00	0.00	100.00 %	3,914.00	23,484.00	(19,570.00)	16.67 %
Miscellaneous Expense	0.00	20.83	(20.83)	0.00 %	0.00	250.00	(250.00)	0.00 %
Office Supplies, Copies	257.43	291.67	(34.24)	88.26 %	307.43	3,500.00	(3,192.57)	8.78 %

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	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Pest Control	0.00	58.33	(58.33)	0.00 %	0.00	700.00	(700.00)	0.00 %
Pool								
Pool Maintenance Contract	0.00	1,250.00	(1,250.00)	0.00 %	0.00	15,000.00	(15,000.00)	0.00 %
Pool Permit	225.00	250.00	(25.00)	90.00 %	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>\$225.00</b>	<b>\$2,083.33</b>	<b>(\$1,858.33)</b>	<b>10.80 %</b>	<b>\$3,375.00</b>	<b>\$22,250.00</b>	<b>(\$18,875.00)</b>	<b>15.17 %</b>
Postage and Delivery	169.87	150.00	19.87	113.25 %	169.87	1,800.00	(1,630.13)	9.44 %
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	201.20	333.33	(132.13)	60.36 %	201.20	4,000.00	(3,798.80)	5.03 %
Recreation Area Supplies	76.28	83.33	(7.05)	91.54 %	76.28	1,000.00	(923.72)	7.63 %
Recreation Area-Cleaning	250.00	1,166.67	(916.67)	21.43 %	250.00	14,000.00	(13,750.00)	1.79 %
Recreation Area-Electricity	948.23	1,041.67	(93.44)	91.03 %	948.23	12,500.00	(11,551.77)	7.59 %
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	83.33	(83.33)	0.00 %	0.00	1,000.00	(1,000.00)	0.00 %
Trash Service	2,688.00	0.00	2,688.00	–	2,688.00	0.00	2,688.00	–
Water & Sewer	247.07	166.67	80.40	148.24 %	247.07	2,000.00	(1,752.93)	12.35 %
Website	0.00	50.00	(50.00)	0.00 %	0.00	600.00	(600.00)	0.00 %
<b>Total for Expenses</b>	<b>\$16,035.94</b>	<b>\$23,165.83</b>	<b>(\$7,129.89)</b>	<b>69.22 %</b>	<b>\$21,644.09</b>	<b>\$277,740.00</b>	<b>(\$256,095.91)</b>	<b>7.79 %</b>
<b>Net Operating Income</b>	<b>\$59,950.50</b>	<b>\$45,035.83</b>	<b>\$14,914.67</b>	<b>133.12 %</b>	<b>\$55,230.97</b>	<b>\$0.00</b>	<b>\$55,230.97</b>	<b>0.00 %</b>
<b>Net Income</b>	<b>\$59,950.50</b>	<b>\$45,035.83</b>	<b>\$14,914.67</b>	<b>133.12 %</b>	<b>\$55,230.97</b>	<b>\$0.00</b>	<b>\$55,230.97</b>	<b>0.00 %</b>