

**LAKESIDE AT EAGLE NEST HOMEOWNERS ASSOCIATION, INC.
BUDGET vs ACTUAL 2023**

<u>Revenue</u>			2023 Budget	2023 Actual	2023 \$ Over (Under) Budget
HOA Dues- Homes	47	\$540.00	\$25,380.00	\$24,800.00	(580.00)
HOA Dues- Homes w/docks	5	\$565.00	\$2,825.00	\$2,825.00	0.00
HOA Dues- Lots	<u>30</u>	\$540.00	\$16,200.00	\$16,200.00	0.00
Total Count	82				
Late fees/Repl Card Fees/Fines			\$300.00	\$100.00	(200.00)
Interest Income			\$900.00	\$338.00	(562.00)
Total Revenue			\$45,605.00	\$44,263.00	(1,342.00)
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<u>Disbursements</u>					
Santee Cooper-Electricity			\$6,800.00	\$6,734.00	(66.00)
Clubhouse Insurance			\$6,500.00	\$5,780.00	(720.00)
Pool care/Supplies			\$6,500.00	\$6,581.00	81.00
Lawncare & common area maintenance			\$5,000.00	\$4,900.00	(100.00)
Lake Maintenance			\$3,000.00	\$2,850.00	(150.00)
Frontier Phone			\$600.00	\$493.00	(107.00)
LRW&S			\$400.00	\$512.00	112.00
Accountant			\$300.00	\$250.00	(50.00)
Property/Income Taxes			\$350.00	\$407.00	57.00
Pest Control			\$150.00	\$0.00	(150.00)
DHEC			\$150.00	\$125.00	(25.00)
Supplies-stamps,envl,paper goods,ink,etc			\$450.00	\$432.00	(18.00)
Misc signs, repairs, supplies,etc			\$400.00	\$150.00	(250.00)
Clean up, grounds supplies, etc			\$3,500.00	\$2,858.00	(642.00)
Attorney -House Foreclosure			\$0.00	\$5,250.00	5,250.00
Roof Replacement			\$0.00	\$6,895.00	6,895.00
Misc - from or to Reserve *			\$0.00	(\$12,500.00)	(12,500.00)
Misc (liens, deductible, etc) or to Reserve			\$11,505.00	\$11,395.00	(110.00)
Total Disbursements			\$45,605.00	\$43,112.00	(2,493.00)
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TOTAL			0.00	1,151.00	1,151.00

* Per Mar 13, 2022 Annual Meeting Minutes,
\$9,600 HOA Dues increase will be moved
to Reserves once dues are collected

LAKESIDE AT EAGLE NEST HOMEOWNERS ASSOCIATION, INC
STATEMENT OF ASSETS, LIABILITIES & MEMBERS' EQUITY
December 31, 2023

ASSETS

Cash (Checking)	\$	169.71
Designated Cash (MM)	\$	34,170.82
Designated Cash (CD)	\$	75,000.00
Total Assets	\$	<u>109,340.53</u>

LIABILITIES & MEMBERS' EQUITY

LIABILITIES

Accounts Payable	\$	-
Total Liabilities	\$	-
Members' Equity		
Undesignated	\$	169.71
Designated	\$	109,170.82
Total Members' Equity	\$	<u>109,340.53</u>
Total Liabilities and Members' Equity	\$	<u>109,340.53</u>

LAKESIDE AT EAGLE NEST HOMEOWNERS ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS
Year Ended December 31, 2023

The following information is based on a collaboration
of the Lakeside at Eagle Nest Board of Directors as of Dec 31, 2023

Components (Based on Repair/Replacements costs >\$5,000)	Estimated Remaining Usefull Years	Estimated Current Replacement Costs	Estimated Balance per Component	2024 Funding Requirements
Roads & Parking Lot	11	\$ 120,000	\$ 57,550	\$ 5,600
Clubhouse & Equip Bldg	9	50,000	32,740	1,900
Clubhouse & Equip Bldg Roof	20	10,000	0	500
Clubhouse Furniture & Appliances	8	6,000	2,620	420
Pool & Deck	8	12,000	6,110	730
Fencing & Gate	4	8,000	4,050	980
		\$ 206,000	\$ 103,070	\$ 10,130

* Dollars and years do not include the use of reserves for replacements/repairs; ie: when the roof is replaced, funds will be moved from Reserves to Checking; the following year, the # of years for the Roof will be 20 years, at zero balance and a new estimated cost to rebuild the Reserve