



East Bay Plantation

Homeowners Association Meeting Agenda

Meeting Type: General Meeting

Date: Saturday, June 22, 2024

Time: 10:00am

Place: EBP Pool

A. Secretary's Report

B. President's Report

a. Updates and Reminders

C. Treasurer's Report

a. Current account balance as of May 31, 2024

i. Operating: \$24,749.29

ii. Reserve: \$108,875.46

iii. Total: \$133,624.75

b. SMB- notices sent out to homeowners

c. CD with Chase

d. Late notices to go out

D. Committee Reports

a. ARC

i. Please continue to submit ARC forms before any work is completed - available on HOA website

b. Landscape

c. Lake

d. Pool/Tennis Court

i. Reminder to homeowners, the tennis court is only for pickleball and tennis.

e. Media

f. Welcome

E. Misc.

May 2024
2024 FINANCIAL REPORT

OPERATING ACCOUNT	2024 BUDGET	TOTAL	%
INCOME:			
Beginning Balance 1/1/2022		\$ 1,984.54	
Assessments	\$ 57,112.00	\$ 45,651.00	
Late Fees	\$ -	\$ 425.00	
Interest	\$ -	\$ 283.20	
Transfer from Reserve to Operating	\$ -	\$ -	
Refunds	\$ -	\$ -	
TOTAL INCOME:	\$ 57,112.00	\$ 48,343.74	
Office expense	\$ 1,500.00	\$ 713.34	47.56%
Insurance	\$ 3,400.00	\$ 3,606.00	106.06%
Permits/Filings/Income Tax/CPA	\$ 400.00	\$ 418.47	104.62%
Grounds Maintenance	\$ 16,000.00	\$ 5,446.00	34.04%
Tree trimming	\$ 3,500.00	\$ 600.00	17.14%
Irrigation maintenance	\$ 800.00	\$ -	0.00%
Lake maintenance	\$ 2,000.00	\$ 536.00	26.80%
Fertilization/Weed	\$ 2,100.00	\$ 700.00	33.33%
Recreation facilities maintenance	\$ 6,500.00	\$ 4,261.39	65.56%
Electric	\$ 5,000.00	\$ 1,725.95	34.52%
Water/sewer	\$ 2,400.00	\$ 1,767.30	73.64%
Legal services	\$ 3,200.00	\$ 280.00	8.75%
Reserves/Transfer	\$ 5,000.00	\$ 1,250.00	25.00%
Special Projects/Capital Improvements	\$ 5,312.00	\$ 2,290.00	43.11%
TOTAL EXPENSE:	\$ 57,112.00	\$ 23,594.45	41.31%
TOTAL IN OPERATING ACCOUNT AS OF	5/31/2024	\$ 24,749.29	
RESERVE ACCOUNT		2024 ACTUAL	
Beginning Balance 1/1/2023		\$ 107,620.15	
Interest Income		\$ 5.31	
Transfer from Operating Account	Quarterly	\$ -	
Transfer to Operating Account		1,250.00	
TOTAL IN RESERVE ACCOUNT AS OF	5/31/2024	\$ 108,875.46	
SUMMARY		2024 ACTUAL	
Total in Operating Account as of	5/31/2024	\$ 24,749.29	
Total in Reserve Account as of	5/31/2024	\$ 108,875.46	
Total Operating and Reserves as of	5/31/2024	\$ 133,624.75	

Source: SMB LLC