



East Bay Plantation

Homeowners Association Meeting Agenda

Meeting Type: Board Meeting
Date: Thursday, April 6, 2023
Time: 5:30pm
Place: Pool

- A. Secretary's Report
- B. President's Report
 - a. Update on HOA Revitalization
- C. Treasurer's Report
 - a. Update on account and dues
 - i. Operating Account: \$21,162.41
 - ii. Reserve Account: \$118,403.23
 - iii. Total: \$139,565.64
- D. Committee Reports
 - a. ARC
 - b. Landscape
 - c. Lake
 - d. Media
 - e. Welcome
- E. Misc
 - a. Update on a volunteer for the Treasurer/look into management company quotes
 - b. Reserve study for the HOA

March 2023
2023 FINANCIAL REPORT

| OPERATING ACCOUNT | 2023 BUDGET | TOTAL | % |
|--|---------------------|----------------------|---------------|
| INCOME: | | | |
| Beginning Balance 1/1/2022 | | \$ 5,591.11 | |
| Assessments | \$ - | \$ 44,119.70 | |
| Late Fees | \$ - | \$ 50.00 | |
| Interest | \$ - | \$ 35.40 | |
| Transfer from Reserve to Operating | \$ - | \$ - | |
| Refunds | \$ - | \$ - | |
| TOTAL INCOME: | \$ - | \$ 49,796.21 | |
| Office expense | \$ 1,000.00 | \$ 1,183.47 | 118.35% |
| Insurance | \$ 3,400.00 | \$ 3,038.50 | 89.37% |
| Permits/Filings/Income Tax/CPA | \$ 300.00 | \$ 84.25 | 28.08% |
| Grounds Maintenance | \$ 15,000.00 | \$ 5,170.28 | 34.47% |
| Mulching | \$ 500.00 | \$ - | 0.00% |
| Tree trimming | \$ 2,000.00 | \$ 2,499.00 | 124.95% |
| Landscape Maintenance | \$ 1,500.00 | \$ - | 0.00% |
| Irrigation maintenance | \$ 1,000.00 | \$ 487.00 | 48.70% |
| Lake maintenance | \$ 2,000.00 | \$ 402.00 | 20.10% |
| Fertilization/Weed | \$ 2,100.00 | \$ - | 0.00% |
| Recreation facilities maintenance | \$ 7,000.00 | \$ 2,468.29 | 35.26% |
| Electric | \$ 5,400.00 | \$ 1,076.03 | 19.93% |
| Water/sewer | \$ 1,200.00 | \$ 590.65 | 49.22% |
| Legal services | \$ 3,200.00 | \$ 6,769.35 | 211.54% |
| Reserves/Transfer | \$ 8,600.00 | \$ 2,150.00 | 25.00% |
| Special Projects/Capital Improvements | \$ 2,912.00 | \$ 2,714.98 | 93.23% |
| TOTAL EXPENSE: | \$ 57,112.00 | \$ 28,633.80 | 50.14% |
| TOTAL IN OPERATING ACCOUNT AS OF | | \$ 21,162.41 | |
| RESERVE ACCOUNT | | 2023 ACTUAL | |
| Beginning Balance 1/1/2023 | | \$ 116,247.51 | |
| Interest Income | | \$ 5.72 | |
| Transfer from Operating Account | Quarterly | \$ 2,150.00 | |
| Transfer to Operating Account | | | |
| TOTAL IN RESERVE ACCOUNT AS OF | | \$ 118,403.23 | |
| SUMMARY | | 2023 ACTUAL | |
| Total in Operating Account as of | | \$ 21,162.41 | |
| Total in Reserve Account as of | | \$ 118,403.23 | |
| Total Operating and Reserves as of | | \$ 139,565.64 | |
| Janice - East Bay Plantation HOA Treasurer | | | |