



East Bay Plantation

Homeowners Association Meeting Agenda

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

- A. Secretary's Report
 - a. Year End Packet
- B. President's Report
 - a. Reserve Study Update
- C. Treasurer's Report
 - a. Update on HOA Account
 - i. Operating Account: \$2,731.88
 - ii. Reserve Account: \$114,614.73
 - iii. Total: \$ 117,346.61
- D. Committee Reports
 - a. ARC
 - b. Landscape
 - c. Pool/Tennis Court
 - d. Lake
 - e. Media
 - f. Welcome
- E. Misc
 - a. Community Garage Sale 10/14/2023
 - b. Board nominations

September 2023
2023 FINANCIAL REPORT

OPERATING ACCOUNT	2023 BUDGET	TOTAL	%
INCOME:			
Beginning Balance 1/1/2022		\$ 5,591.11	
Assessments	\$ 57,112.00	\$ 55,571.70	
Late Fees	\$ -	\$ 50.00	
Interest	\$ -	\$ 35.40	
Transfer from Reserve to Operating	\$ -	\$ 5,950.00	
Refunds	\$ -	\$ (40.00)	
TOTAL INCOME:	\$ 57,112.00	\$ 67,158.21	
Office expense	\$ 1,000.00	\$ 3,088.52	308.85%
Insurance	\$ 3,400.00	\$ 3,038.50	89.37%
Permits/Filings/Income Tax/CPA	\$ 300.00	\$ 309.60	103.20%
Grounds Maintenance	\$ 15,000.00	\$ 12,713.17	84.75%
Mulching	\$ 500.00	\$ -	0.00%
Tree trimming	\$ 2,000.00	\$ 3,999.00	199.95%
Landscape Maintenance	\$ 1,500.00	\$ -	0.00%
Irrigation maintenance	\$ 1,000.00	\$ 487.00	48.70%
Lake maintenance	\$ 2,000.00	\$ 1,206.00	60.30%
Fertilization/Weed	\$ 2,100.00	\$ 1,400.00	66.67%
Recreation facilities maintenance	\$ 7,000.00	\$ 5,718.19	81.69%
Electric	\$ 5,400.00	\$ 3,284.85	60.83%
Water/sewer	\$ 1,200.00	\$ 1,749.89	145.82%
Legal services	\$ 3,200.00	\$ 10,594.35	331.07%
Reserves/Transfer	\$ 8,600.00	\$ 4,300.00	50.00%
Special Projects/Capital Improvements	\$ 8,862.00	\$ 11,125.26	125.54%
TOTAL EXPENSE:	\$ 63,062.00	\$ 63,014.33	99.92%
TOTAL IN OPERATING ACCOUNT AS OF		\$ 4,143.88	
RESERVE ACCOUNT		2023 ACTUAL	
Beginning Balance 1/1/2023		\$ 116,247.51	
Interest Income		\$ 17.22	
Transfer from Operating Account	Quarterly	\$ 4,300.00	
Transfer to Operating Account		(5,950.00)	
TOTAL IN RESERVE ACCOUNT AS OF		\$ 114,614.73	
SUMMARY		2023 ACTUAL	
Total in Operating Account as of		\$ 4,143.88	
Total in Reserve Account as of		\$ 114,614.73	
Total Operating and Reserves as of		\$ 118,758.61	
Janice - East Bay Plantation HOA Treasurer			