



East Bay Plantation

Homeowners Association Meeting Agenda

Meeting Type: Board Meeting
Date: Thursday, February 2, 2023
Time: 5:30pm
Place: Pool

- A. Secretary's Report
 - a. Minutes from last meeting
- B. President's Report
 - a. Update on HOA Revitalization
 - b. Need a volunteer for the Treasurer, look into management company quotes
- C. Treasurer's Report
 - a. Update on account and dues
- D. Committee Reports
 - a. ARC
 - i. Reminder to the homeowners, ARC forms still need to be submitted
 - b. Landscape
 - i. Fence Update
 - c. Lake
 - d. Media
 - e. Welcome
- E. Misc
 - a. New umbrella for pool
 - b. Letters for front message board
 - c. Quote on Security monitor

2023 FINANCIAL REPORT

OPERATING ACCOUNT	2023 BUDGET	TOTAL	%
INCOME:			
Beginning Balance 1/1/2022		\$ 5,591.11	
Assessments	\$ -	\$ 35,743.70	
Late Fees	\$ -	\$ -	
Interest	\$ -	\$ -	
Transfer from Reserve to Operating	\$ -	\$ -	
Refunds	\$ -	\$ -	
TOTAL INCOME:	\$ -	\$ 41,334.81	
Office expense	\$ 1,000.00	\$ 773.42	77.34%
Insurance	\$ 3,400.00	\$ 3,038.50	89.37%
Permits/Filings/Income Tax/CPA	\$ 300.00	\$ -	0.00%
Grounds Maintenance	\$ 15,000.00	\$ 2,379.39	15.86%
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	\$ -	0.00%
Lake maintenance	\$ 2,000.00	\$ 268.00	13.40%
Fertilization/Weed	\$ 2,100.00	\$ -	0.00%
Recreation facilities maintenance	\$ 7,000.00	\$ 1,872.11	26.74%
Electric	\$ 5,400.00	\$ 401.48	7.43%
Water/sewer	\$ 1,200.00	\$ 234.95	19.58%
Legal services	\$ 3,200.00	\$ 6,624.35	207.01%
Reserves/Transfer	\$ 8,600.00	\$ -	0.00%
Special Projects/Capital Improvements	\$ 2,912.00	\$ 2,714.98	93.23%
TOTAL EXPENSE:	\$ 57,112.00	\$ 20,806.18	36.43%
TOTAL IN OPERATING ACCOUNT AS OF		\$ 20,528.63	
RESERVE ACCOUNT		2023 ACTUAL	
Beginning Balance 1/1/2023		\$ 116,247.51	
Interest Income		\$ 2.01	
Transfer from Operating Account	Quarterly		
Transfer to Operating Account			
TOTAL IN RESERVE ACCOUNT AS OF		\$ 116,249.52	
SUMMARY		2023 ACTUAL	
Total in Operating Account as of		\$ 20,528.63	
Total in Reserve Account as of		\$ 116,249.52	
Total Operating and Reserves as of		\$ 136,778.15	
Dena - East Bay Plantation HOA Treasurer			