



East Bay Plantation

Homeowners Association Meeting Agenda

Meeting Type: General Meeting
Date: Saturday, March 2, 2024
Time: 10:00am
Place: Pool

- A. Secretary's Report
- B. President's Report
 - a. 2024 Board introduction
 - b. 2025 future association due increase
- C. Treasurer's Report
 - a. Current account balance as of Feb 29, 2024
 - i. Operating: \$34,973.12
 - ii. Reserve: \$107,623.76
 - iii. Total: \$142,596.88
 - b. Taxes and annual State Board filing
 - c. Late dues: second notice letters
- D. Committee Reports
 - a. ARC
 - i. Please continue to submit ARC forms before any work is completed
 - ii. Future violation letters
 - b. Landscape
 - i. Tree knocked down against the north entrance wall
 - 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.
 - a. Open positions: Secretary & Treasurer
 - i. Potential management company if no volunteer for Treasurer
 - b. Spring Garage Sale & Community Social

February 2024
2024 FINANCIAL REPORT

OPERATING ACCOUNT	2024 BUDGET	TOTAL	%
INCOME:			
Beginning Balance 1/1/2022		\$ 1,984.54	
Assessments	\$ 57,112.00	\$ 43,720.30	
Late Fees	\$ -	\$ 350.00	
Interest	\$ -	\$ 247.80	
Transfer from Reserve to Operating	\$ -	\$ -	
Refunds	\$ -	\$ -	
TOTAL INCOME:	\$ 57,112.00	\$ 46,302.64	
Office expense	\$ 1,500.00	\$ 9.35	0.62%
Insurance	\$ 3,400.00	\$ 3,606.00	106.06%
Permits/Filings/Income Tax/CPA	\$ 400.00	\$ -	0.00%
Grounds Maintenance	\$ 16,000.00	\$ 2,633.00	16.46%
Tree trimming	\$ 3,500.00	\$ 600.00	17.14%
Irrigation maintenance	\$ 800.00	\$ -	0.00%
Lake maintenance	\$ 2,000.00	\$ 134.00	6.70%
Fertilization/Weed	\$ 2,100.00	\$ 350.00	16.67%
Recreation facilities maintenance	\$ 6,500.00	\$ 533.18	8.20%
Electric	\$ 5,000.00	\$ 742.49	14.85%
Water/sewer	\$ 2,400.00	\$ 751.50	31.31%
Legal services	\$ 3,200.00	\$ 280.00	8.75%
Reserves/Transfer	\$ 5,000.00	\$ -	0.00%
Special Projects/Capital Improvements	\$ 5,312.00	\$ 1,690.00	31.81%
TOTAL EXPENSE:	\$ 57,112.00	\$ 11,329.52	19.84%
TOTAL IN OPERATING ACCOUNT AS OF		\$ 34,973.12	
RESERVE ACCOUNT		2024 ACTUAL	
Beginning Balance 1/1/2023		\$ 107,620.15	
Interest Income		\$ 3.61	
Transfer from Operating Account	Quarterly	\$ -	
Transfer to Operating Account		0.00	
TOTAL IN RESERVE ACCOUNT AS OF		\$ 107,623.76	
SUMMARY		2024 ACTUAL	
Total in Operating Account as of		\$ 34,973.12	
Total in Reserve Account as of		\$ 107,623.76	
Total Operating and Reserves as of		\$ 142,596.88	
Janice - East Bay Plantation HOA Treasurer			