



East Bay Plantation

Homeowners Association Meeting Agenda

Meeting Type: Board Meeting
Date: Thursday, August 3, 2023
Time: 5:30pm
Place: Pool

- A. Secretary's Report
- B. President's Report
 - a. Final note on the HOA Revitalization and moving forward
- C. Treasurer's Report
 - a. Update on HOA Account
 - i. Operating Account: \$10,731.81
 - ii. Reserve Account: \$114,611.02
 - iii. Total: \$ 125,342.83
- D. Committee Reports
 - a. ARC
 - b. Landscape
 - c. Pool/Tennis Court
 - d. Lake
 - e. Media
 - f. Welcome
- E. Misc
 - a. Update on Reserve study for the HOA
 - b. Update on Walmart overgrowth

July 2023
2023 FINANCIAL REPORT

OPERATING ACCOUNT	2023 BUDGET	TOTAL	%
INCOME:			
Beginning Balance 1/1/2022		\$ 5,591.11	
Assessments	\$ 57,112.00	\$ 55,195.70	
Late Fees	\$ -	\$ 50.00	
Interest	\$ -	\$ 35.40	
Transfer from Reserve to Operating	\$ -	\$ 5,950.00	
Refunds	\$ -	\$ (40.00)	
TOTAL INCOME:	\$ 57,112.00	\$ 66,782.21	
Office expense	\$ 1,000.00	\$ 2,988.46	298.85%
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	\$ 10,157.17	67.71%
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	\$ 938.00	46.90%
Fertilization/Weed	\$ 2,100.00	\$ 1,050.00	50.00%
Recreation facilities maintenance	\$ 7,000.00	\$ 5,125.48	73.22%
Electric	\$ 5,400.00	\$ 2,565.56	47.51%
Water/sewer	\$ 1,200.00	\$ 1,120.77	93.40%
Legal services	\$ 3,200.00	\$ 10,535.60	329.24%
Reserves/Transfer	\$ 8,600.00	\$ 4,300.00	50.00%
Special Projects/Capital Improvements	\$ 8,862.00	\$ 9,435.26	106.47%
TOTAL EXPENSE:	\$ 63,062.00	\$ 56,050.40	88.88%
TOTAL IN OPERATING ACCOUNT AS OF		\$ 10,731.81	
RESERVE ACCOUNT		2023 ACTUAL	
Beginning Balance 1/1/2023		\$ 116,247.51	
Interest Income		\$ 13.51	
Transfer from Operating Account	Quarterly	\$ 4,300.00	
Transfer to Operating Account		(5,950.00)	
TOTAL IN RESERVE ACCOUNT AS OF		\$ 114,611.02	
SUMMARY		2023 ACTUAL	
Total in Operating Account as of		\$ 10,731.81	
Total in Reserve Account as of		\$ 114,611.02	
Total Operating and Reserves as of		\$ 125,342.83	
Janice - East Bay Plantation HOA Treasurer			