



# *East Bay Plantation HOA*

## **Board of Directors Meeting Agenda**

**Date:** 1/05/2023

**Place:** EBP Pool

**Time:** 5:30 p.m.

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### **A. Secretary's Report**

- i. Reading of last board of directors meeting minutes

### **B. Director Positions**

- i. Vote on officers
- ii. Director terms
- iii. Board of Director certifications

### **C. Revitalization Update**

### **D. Treasurer's Report**

- i. Account update
- ii. HOA Dues

### **E. Committee Reports:**

- i. ARC
  - i. Collect committee member nominations
- ii. Landscape
  - i. Fence quotes/timeframe
  - ii. Volunteers wanting to help out
- iii. Lake
- iv. Pool/Tennis Court
  - i. Palm tree replacement
  - ii. Pool pump motor update
- v. Media
  - i. Admin emails
  - ii. Opt in/out forms on website
- vi. Welcome

### **F. Misc**

- i. Goals for 2023
- ii. Message Board Letters
- iii. Pot hole out front
- iv. Community Block Party (1/7/2023)
- v. Community Garage Sale (1<sup>st</sup> quarter, last year was March 2021)

**2021 FINANCIAL REPORT**

**12/31/2022**

<b>OPERATING ACCOUNT</b>	<b>2022 BUDGET</b>	<b>TOTAL</b>	<b>%</b>
<b>INCOME:</b>			
<b>Beginning Balance 1/1/2022</b>		\$ 15,298.03	
Assessments	\$ 57,112.00	\$ 55,224.00	96.69%
Late Fees	\$ -	\$ -	
Interest	\$ -	\$ -	
Transfer from Reserve to Operating	\$ -	\$ 10,649.50	
Refunds	\$ -	\$ 100.00	
<b>TOTAL INCOME:</b>	<b>\$ 57,112.00</b>	<b>\$ 81,271.53</b>	
Office expense	\$ 1,000.00	\$ 2,083.03	208.30%
Insurance	\$ 3,400.00	\$ 2,498.46	73.48%
Permits/Filings/Income Tax/CPA	\$ 350.00	\$ 232.71	66.49%
Grounds Maintenance	\$ 15,000.00	\$ 19,292.00	128.61%
Mulching	\$ 500.00	\$ -	0.00%
Tree trimming	\$ 2,000.00	\$ 1,585.00	79.25%
Landscape Maintenance	\$ 1,500.00	\$ 35.29	2.35%
Irrigation maintenance	\$ 1,000.00	\$ -	0.00%
Lake maintenance	\$ 2,000.00	\$ 1,414.00	70.70%
Fertilization/Weed	\$ 2,000.00	\$ 2,425.00	121.25%
Recreation facilities maintenance	\$ 7,000.00	\$ 7,872.91	112.47%
Electric	\$ 3,400.00	\$ 4,745.45	139.57%
Water/sewer	\$ 600.00	\$ 1,760.24	293.37%
Legal services	\$ 3,200.00	\$ 10,386.08	324.57%
Reserves/Transfer	\$ 10,600.00	\$ 10,600.00	100.00%
Special Projects	\$ 3,562.00	\$ 10,750.25	301.80%
Capital improvements	\$ -	\$ -	
<b>TOTAL EXPENSE:</b>	<b>\$ 57,112.00</b>	<b>\$ 75,680.42</b>	<b>132.51%</b>
<b>TOTAL IN OPERATING ACCOUNT AS OF</b>	<b>12/31/2022</b>	<b>\$ 5,591.11</b>	
<b>RESERVE ACCOUNT</b>		<b>2021 ACTUAL</b>	
Beginning Balance 1/1/2021		\$ 116,273.55	
Interest Income		\$ 23.46	
Transfer from Operating Account	Quarterly	\$ 10,600.00	
Transfer to Operating Account		(10,649.50)	
<b>TOTAL IN RESERVE ACCOUNT AS OF</b>	<b>12/31/2022</b>	<b>\$ 116,247.51</b>	
<b>SUMMARY</b>		<b>2021 ACTUAL</b>	
Total in Operating Account as of	12/31/2022	\$ 5,591.11	
Total in Reserve Account as of	12/31/2022	\$ 116,247.51	
<b>Total Operating and Reserves as of</b>	<b>12/31/2022</b>	<b>\$ 121,838.62</b>	
Dena - East Bay Plantation HOA Treasurer			
12/31/2022			