



# *East Bay Plantation*

## Homeowners Association Meeting Agenda

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Meeting Type: General Meeting  
Date: Saturday, June 3, 2023  
Time: 10:00am  
Place: Pool

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- A. Secretary's Report
- B. President's Report
  - a. Update on HOA Revitalization
  - b. In need of a volunteer for the Treasurer position or look into management company for Treasurer position only
- C. Treasurer's Report
  - a. Update on account and dues
- D. Committee Reports
  - a. ARC
  - b. Pool/Tennis Court
  - c. Landscape
  - d. Lake
  - e. Media
  - f. Welcome
- E. Misc
  - a. New umbrella for pool
  - b. Reserve Study
  - c. Walmart's side (trees) trimming update

**May 2023**  
**2023 FINANCIAL REPORT**

OPERATING ACCOUNT	2023 BUDGET	TOTAL	%
<b>INCOME:</b>			
<b>Beginning Balance 1/1/2022</b>		\$ 5,591.11	
Assessments	\$ -	\$ 45,063.70	
Late Fees	\$ -	\$ 50.00	
Interest	\$ -	\$ 35.40	
Transfer from Reserve to Operating	\$ -	\$ -	
Refunds	\$ -	\$ -	
<b>TOTAL INCOME:</b>	<b>\$ -</b>	<b>\$ 50,740.21</b>	
Office expense	\$ 1,000.00	\$ 1,183.47	118.35%
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	\$ 7,601.17	50.67%
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	\$ 670.00	33.50%
Fertilization/Weed	\$ 2,100.00	\$ 700.00	33.33%
Recreation facilities maintenance	\$ 7,000.00	\$ 3,922.70	56.04%
Electric	\$ 5,400.00	\$ 1,849.67	34.25%
Water/sewer	\$ 1,200.00	\$ 946.35	78.86%
Legal services	\$ 3,200.00	\$ 7,089.35	221.54%
Reserves/Transfer	\$ 8,600.00	\$ 2,150.00	25.00%
Special Projects/Capital Improvements	\$ 2,912.00	\$ 2,714.98	93.23%
<b>TOTAL EXPENSE:</b>	<b>\$ 57,112.00</b>	<b>\$ 36,661.79</b>	<b>64.19%</b>
<b>TOTAL IN OPERATING ACCOUNT AS OF</b>		<b>\$ 14,078.42</b>	
<b>RESERVE ACCOUNT</b>		<b>2023 ACTUAL</b>	
Beginning Balance 1/1/2023		\$ 116,247.51	
Interest Income		\$ 9.62	
Transfer from Operating Account	Quarterly	\$ 2,150.00	
Transfer to Operating Account			
<b>TOTAL IN RESERVE ACCOUNT AS OF</b>		<b>\$ 118,407.13</b>	
<b>SUMMARY</b>		<b>2023 ACTUAL</b>	
Total in Operating Account as of		\$ 14,078.42	
Total in Reserve Account as of		\$ 118,407.13	
<b>Total Operating and Reserves as of</b>		<b>\$ 132,485.55</b>	
Janice - East Bay Plantation HOA Treasurer			