



East Bay Plantation HOA

Board Meeting Agenda

Date: 7/19/2022

Place: EBP Pool

Time: 6:00 p.m.

A. Presidents' Report

- a. Update on board and committee positions
- b. Update on the HOA status with the lawyer

B. Treasurers/Secretary Report

- a. Balance of operating and reserve accounts
- b. Update on dues
- c. Price increase for Paradise Pool
- d. 2021 books
- e. Need updated names of board members (including president or acting president) to update Sunbiz, then will update Bank account accordingly
- f. 5-year plan
- g. Year-end packet

C. Lake Report

- a. Update on lake

D. Pool and Tennis Court

- a. Update on the pool paver repairs
- b. Update on the tennis court resurface

E. Grounds Report

- a. Update on the grounds

F. ARC

- a. Update on any ARC issues or requests

G. Welcoming Committee

- a. Update on any new homeowners

H. Media Committee

- a. Update on media

EAST BAY PLANTATION HOA, INC

2021 FINANCIAL REPORT

7/1/2022

OPERATING ACCOUNT	2022 BUDGET	TOTAL	%
INCOME:			
<u>Beginning Balance 1/1/2022</u>		\$ 15,298.03	
Assessments	\$ 57,112.00	\$ 49,351.00	86.41%
Late Fees	\$ -	\$ -	
Interest	\$ -	\$ -	
Transfer from Reserve to Operating	\$ -	\$ -	
Refunds	\$ -	\$ 100.00	
TOTAL INCOME:	\$ 57,112.00	\$ 64,749.03	
Office expense	\$ 1,000.00	\$ 696.82	69.68%
Insurance	\$ 3,400.00	\$ -	0.00%
Permits/Filings/Income Tax/CPA	\$ 350.00	\$ 171.46	48.99%
Grounds Maintenance	\$ 15,000.00	\$ 7,132.00	47.55%
Mulching	\$ 500.00	\$ -	0.00%
Tree trimming	\$ 2,000.00	\$ 1,213.00	60.65%
Landscape Maintenance	\$ 1,500.00	\$ 128.00	8.53%
Irrigation maintenance	\$ 1,000.00	\$ -	0.00%
Lake maintenance	\$ 2,000.00	\$ 640.00	32.00%
Fertilization/Weed	\$ 2,000.00	\$ 1,025.00	51.25%
Recreation facilities maintenance	\$ 7,000.00	\$ 3,879.05	55.42%
Electric	\$ 3,400.00	\$ 2,172.96	63.91%
Water/sewer	\$ 600.00	\$ 570.07	95.01%
Legal services	\$ 3,200.00	\$ 3,588.58	112.14%
Reserves/Transfer	\$ 10,600.00	\$ 5,300.00	50.00%
Special Projects	\$ 3,562.00	\$ 3,085.50	86.62%
Capital improvements	\$ -	\$ -	
TOTAL EXPENSE:	\$ 57,112.00	\$ 29,602.44	51.83%
TOTAL IN OPERATING ACCOUNT AS OF	7/1/2022	\$ 35,146.59	
RESERVE ACCOUNT		2021 ACTUAL	
Beginning Balance 1/1/2021		\$ 116,273.55	
Interest Income		\$ 11.58	
Transfer from Operating Account	Quarterly	\$ 5,300.00	
		-	
TOTAL IN RESERVE ACCOUNT AS OF	7/1/2022	\$ 121,585.13	
SUMMARY		2021 ACTUAL	
Total in Operating Account as of	7/1/2022	\$ 35,146.59	
Total in Reserve Account as of	7/1/2022	\$ 121,585.13	
Total Operating and Reserves as of	7/1/2022	\$ 156,731.72	
Dena - East Bay Plantation HOA Treasurer			