



East Bay Plantation

Homeowners Association Meeting Agenda

Meeting Type: General Meeting
Date: Saturday, March 4, 2023
Time: 10:00am
Place: Pool

- A. Secretary's Report
- B. President's Report
 - a. Introduction of board members for 2023
 - b. Update on HOA Revitalization
 - c. In need of a volunteer for the Treasurer position
- 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. Letters for front message board
 - c. Community garage sale, Saturday March 25th
 - d. Volunteer to install the security monitor with bracket

February 2023
2023 FINANCIAL REPORT

OPERATING ACCOUNT	2023 BUDGET	TOTAL	%
INCOME:			
Beginning Balance 1/1/2022		\$ 5,591.11	
Assessments	\$ -	\$ 43,647.70	
Late Fees	\$ -	\$ 50.00	
Interest	\$ -	\$ 35.40	
Transfer from Reserve to Operating	\$ -	\$ -	
Refunds	\$ -	\$ -	
TOTAL INCOME:	\$ -	\$ 49,324.21	
Office expense	\$ 1,000.00	\$ 1,120.47	112.05%
Insurance	\$ 3,400.00	\$ 3,038.50	89.37%
Permits/Filings/Income Tax/CPA	\$ 300.00	\$ 61.25	20.42%
Grounds Maintenance	\$ 15,000.00	\$ 4,975.39	33.17%
Mulching	\$ 500.00	\$ -	0.00%
Tree trimming	\$ 2,000.00	\$ 2,499.00	124.95%
Landscape Maintenance	\$ 1,500.00	\$ -	0.00%
Irrigation maintenance	\$ 1,000.00	\$ 487.00	48.70%
Lake maintenance	\$ 2,000.00	\$ 402.00	20.10%
Fertilization/Weed	\$ 2,100.00	\$ -	0.00%
Recreation facilities maintenance	\$ 7,000.00	\$ 1,952.35	27.89%
Electric	\$ 5,400.00	\$ 735.80	13.63%
Water/sewer	\$ 1,200.00	\$ 408.23	34.02%
Legal services	\$ 3,200.00	\$ 6,769.35	211.54%
Reserves/Transfer	\$ 8,600.00	\$ -	0.00%
Special Projects/Capital Improvements	\$ 2,912.00	\$ 2,714.98	93.23%
TOTAL EXPENSE:	\$ 57,112.00	\$ 25,164.32	44.06%
TOTAL IN OPERATING ACCOUNT AS OF		\$ 24,159.89	
RESERVE ACCOUNT		2023 ACTUAL	
Beginning Balance 1/1/2023		\$ 116,247.51	
Interest Income		\$ 3.77	
Transfer from Operating Account	Quarterly		
Ttransfer to Operating Account			
TOTAL IN RESERVE ACCOUNT AS OF		\$ 116,251.28	
SUMMARY		2023 ACTUAL	
Total in Operating Account as of		\$ 24,159.89	
Total in Reserve Account as of		\$ 116,251.28	
Total Operating and Reserves as of		\$ 140,411.17	
Janice - East Bay Plantation HOA Treasurer			