



# *East Bay Plantation*

## Homeowners Association Meeting Agenda

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Meeting Type: Board Meeting  
Date: Thursday, November 2, 2023  
Time: 5:30pm  
Place: Pool

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- A. Secretary's Report
  - a. October Minutes
  - b. Year End Packet Update
- B. President's Report
  - a. December Annual Meeting prep
- C. Treasurer's Report
  - a. Update on HOA Account – Oct 2023
    - i. Operating Account: \$2,874.03
    - ii. Reserve Account: \$111,616.70
    - iii. Total: \$114,490.73
- D. Committee Reports
  - a. ARC
  - b. Landscape
  - c. Sprinklers
  - d. Pool/Tennis Court
  - e. Lake
  - f. Media
  - g. Welcome
- E. Misc.

**October 2023**  
**2023 FINANCIAL REPORT**

<b>OPERATING ACCOUNT</b>	<b>2023 BUDGET</b>	<b>TOTAL</b>	<b>%</b>
<b>INCOME:</b>			
<b>Beginning Balance 1/1/2022</b>		\$ 5,591.11	
Assessments	\$ 57,112.00	\$ 55,711.70	
Late Fees	\$ -	\$ 50.00	
Interest	\$ -	\$ 35.40	
Transfer from Reserve to Operating	\$ -	\$ 8,950.00	
Refunds	\$ -	\$ (40.00)	
<b>TOTAL INCOME:</b>	<b>\$ 57,112.00</b>	<b>\$ 70,298.21</b>	
Office expense	\$ 1,000.00	\$ 3,237.29	323.73%
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	\$ 13,991.17	93.27%
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	\$ 1,387.00	138.70%
Lake maintenance	\$ 2,000.00	\$ 1,340.00	67.00%
Fertilization/Weed	\$ 2,100.00	\$ 1,400.00	66.67%
Recreation facilities maintenance	\$ 7,000.00	\$ 7,033.19	100.47%
Electric	\$ 5,400.00	\$ 3,664.09	67.85%
Water/sewer	\$ 1,200.00	\$ 2,004.73	167.06%
Legal services	\$ 3,200.00	\$ 10,594.35	331.07%
Reserves/Transfer	\$ 8,600.00	\$ 4,300.00	50.00%
Special Projects/Capital Improvements	\$ 8,862.00	\$ 11,125.26	125.54%
<b>TOTAL EXPENSE:</b>	<b>\$ 63,062.00</b>	<b>\$ 67,424.18</b>	<b>106.92%</b>
<b>TOTAL IN OPERATING ACCOUNT AS OF</b>		<b>\$ 2,874.03</b>	
<b>RESERVE ACCOUNT</b>		<b>2023 ACTUAL</b>	
Beginning Balance 1/1/2023		\$ 116,247.51	
Interest Income		\$ 19.19	
Transfer from Operating Account	Quarterly	\$ 4,300.00	
Transfer to Operating Account		(8,950.00)	
<b>TOTAL IN RESERVE ACCOUNT AS OF</b>		<b>\$ 111,616.70</b>	
<b>SUMMARY</b>		<b>2023 ACTUAL</b>	
Total in Operating Account as of		\$ 2,874.03	
Total in Reserve Account as of		\$ 111,616.70	
<b>Total Operating and Reserves as of</b>		<b>\$ 114,490.73</b>	
Janice - East Bay Plantation HOA Treasurer			