



# *East Bay Plantation*

## Homeowners Association Meeting Agenda

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Meeting Type: Board Meeting  
Date: Thursday, May 4, 2023  
Time: 5:30pm  
Place: Pool

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- A. Secretary's Report
- B. President's Report
  - a. Update on HOA Revitalization
- C. Treasurer's Report
  - a. Update on account and dues
    - i. Operating Account: \$17,859.62
    - ii. Reserve Account: \$118,405.02
    - iii. Total: \$136,264.64
- D. Committee Reports
  - a. ARC
  - b. Landscape
  - c. Lake
  - d. Media
  - e. Welcome
- E. Misc
  - a. Update on a volunteer for the Treasurer/look into management company quotes
  - b. Reserve study for the HOA
  - c. Walmart Overgrowth Update

April 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	\$ 84.25	28.08%
Grounds Maintenance	\$ 15,000.00	\$ 6,323.17	42.15%
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	\$ 536.00	26.80%
Fertilization/Weed	\$ 2,100.00	\$ 350.00	16.67%
Recreation facilities maintenance	\$ 7,000.00	\$ 3,119.17	44.56%
Electric	\$ 5,400.00	\$ 1,076.03	19.93%
Water/sewer	\$ 1,200.00	\$ 729.67	60.81%
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>\$ 32,880.59</b>	<b>57.57%</b>
<b>TOTAL IN OPERATING ACCOUNT AS OF</b>		<b>\$ 17,859.62</b>	
<b>RESERVE ACCOUNT</b>		<b>2023 ACTUAL</b>	
Beginning Balance 1/1/2023		\$ 116,247.51	
Interest Income		\$ 7.51	
Transfer from Operating Account	Quarterly	\$ 2,150.00	
Transfer to Operating Account			
<b>TOTAL IN RESERVE ACCOUNT AS OF</b>		<b>\$ 118,405.02</b>	
<b>SUMMARY</b>		<b>2023 ACTUAL</b>	
Total in Operating Account as of		\$ 17,859.62	
Total in Reserve Account as of		\$ 118,405.02	
<b>Total Operating and Reserves as of</b>		<b>\$ 136,264.64</b>	
Janice - East Bay Plantation HOA Treasurer			