

Armbrust Acres HOA Annual Meeting 2023

APRIL 25TH, 2023





**YOUR NEIGHBORHOOD,
MY NEIGHBORHOOD,
OUR NEIGHBORHOOD**

ARMBRUST ACRES BOARD



OFFICERS

PRESIDENT:	Les Robbins
VICE PRESIDENT:	(vacant)
SECRETARY:	Jonathan Johnson
TREASURER:	Eric Munchel
OPERATIONS:	Pat Mueller
MEMBERSHIP:	(vacant)

MEMBERS-AT-LARGE

- Mark Goodrich
- Brandon Devere
- Jennifer Fontana
- James Beavers
- Adam Jermain

AGENDA



- State of the Neighborhood
- Covenants
- Membership
- Financials
- Operations
- Upcoming Events

STATE OF THE NEIGHBORHOOD



- VOLUNTEERS NEEDED
- PARK/BASEBALL FIELD
- FAIRY GARDEN
- 168th STREET RECONSTRUCTION

COVENANTS



- HOME IMPROVEMENT REQUEST
- TRASH CAN SCREENING
- BOATS/TRAILERS
- MAYORS HOTLINE

MEMBERSHIP



- NEW NEIGHBORS
- 2022 DUES COLLECTED
- 2023 DUES COLLECTION
- 2024 DUES (voted on in October/November)

FINANCIALS



- 2022 BALANCE SHEET
- 2023 BUDGET
- FINANCIAL REVIEW TEAM FINDINGS

Armbrust Acres Homeowners Association			
Balance Sheet			
As of December 31, 2022 & 2021			
Cash Basis	Dec 31, 22	Dec 31, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Arbor Bank	818.07	999.16	-181.09
Checking	36,394.60	35,002.88	1,391.72
Money Mkt			
Total Arbor Bank	<u>37,212.67</u>	<u>36,002.04</u>	<u>1,210.63</u>
Total Checking/Savings	<u>37,212.67</u>	<u>36,002.04</u>	<u>1,210.63</u>
Total Current Assets	<u>37,212.67</u>	<u>36,002.04</u>	<u>1,210.63</u>
Fixed Assets			
Laptop & Printer	609.85	609.85	0.00
Playground Equipment	134,492.64	134,492.64	0.00
Total Fixed Assets	<u>135,102.49</u>	<u>135,102.49</u>	<u>0.00</u>
TOTAL ASSETS	<u>172,315.16</u>	<u>171,104.53</u>	<u>1,210.63</u>
LIABILITIES & EQUITY			
Equity			
Unrestricted Net Assets	171,104.53	255,602.72	-84,498.19
Net Income	1,210.63	-84,498.19	85,708.82
Total Equity	<u>172,315.16</u>	<u>171,104.53</u>	<u>1,210.63</u>
TOTAL LIABILITIES & EQUITY	<u>172,315.16</u>	<u>171,104.53</u>	<u>1,210.63</u>

OPERATIONS



- 2022 PROJECT REVIEW
 - OAK STREET PLANTINGS
 - SIDEWALK REPAIR AT PARK
 - ASH TREE REMOVALS
 - CHRISTMAS LIGHTS

- 2023 PROJECTS
 - ENTRANCE LANDSCAPING/MULCHING

UPCOMING EVENTS



- MAY 6th - Spring Cleanup
- MAY 11th-13th - Spring Garage Sales
- JUN-SEPT - Music in the Park
- JULY 1st - 4th of July Celebration
- AUG 1st - National Night Out
- SEPT 14th-16th - Fall Garage Sales
- NOV - Project ELF

CONNECTION



- EMAIL: Armbrust.Voice@gmail.com
- EMAIL DATABASE
- FACEBOOK GROUP & NEXTDOOR
- WEBSITE (www.armbrustacres.net)
- ARMBRUST SECURITY ALERTS (PhilPhipps@hotmail.com)



THANK YOU