

Board of Directors

President

Patrick Dworakowski

Treasurer

Sanford Crenshaw

Member at Large

Abdul Raouf

Management Company

ARMI

PO Box 3413

Warrenton, VA

20188

540.347.1901

www.armi-hoa.com

Financial Account

Information

-ext. 111

Account

Management

-ext. 117

charlene@armiva.com

Assessments

When paying your assessments be sure to include your

Ellis Mill property address on your check to ensure prompt posting to your account. Your assessment payment is due on the first 1st day of each quarter of the year (January, April, July, October). Late fees are assessed on payments received after the 24th of each billing month. Please note if you have a minus sign before your total due it means that you have a credit balance and do not need to make a payment at this time.

Ellis Mill Estates

Homeowners' Association

B u d g e t 2 0 2 3

2023 Assessments and Annual Budget

Below, you will find the budget for the community for 2023. The Board of Directors has worked diligently to create a budget whereby current expenses for service contracts, insurance and community operations will continue to be met throughout the coming year. As such, it was determined that an increase in dues will **not** be necessary in 2023 and will remain at \$165 per quarter. When paying your assessments be sure to include your property address on your check to ensure prompt posting to your account. Your payment due date is the 1st day of each quarter of the year (January, April, July, October). A late fee will be assessed on payments received after the 24th of each billing month. For payment options please go to www.armi-hoa.com and choose "Make a Dues Payment" half way down on the left side. You have the option to do a onetime online payment, set up a recurring payment or mail a check.

2023 Annual Budget

Income	
Quarterly Assessment	56,760
Interest Income-Checking	24
Interest Income-Reserve	200
Total	\$56,984
Expense	
Meeting Expense	275
Postage and Handling	380
Community Improvements	1
Mowing Contract	17,225
Insurance	1,550
Licenses and Permits	75
Pet Waste Removal	900
Accounting/Auditing	300
Legal Fees-Collections	500
Legal Fees-General	100
Management Fee-Contracted Service	6,782
Reserve Funding	1,820
Stormwater Management	1,080
Federal Taxes	10
State Taxes	10
Trash/Recyclable Collection/Removal	25,976
Total	\$56,984
2023 Income	\$56,984
2023 Expense	\$56,984

Note: This is not a statement and is for informational purposes only