

## Board of Directors

### President

Gary W. Burrell, Jr

### Vice President

Clarence R. Smith, IV

### Secretary

Dawn Scardina

### Treasurer

Dawn Schmitz

### Member at Large

Jesse Puckett, Jr.

## Management Company

Austin Realty  
Management, Inc.

ARMI

P.O. Box 3413  
Warrenton, VA 20188  
540-347-1901  
www.armi-hoa.com

Association Manager:

Cathi Stanley x114  
cathi@armiva.com

Financial Accounts  
Manager:

Teresa Hitt x111  
teresa@armiva.com

Administrative  
Assistant:

Elizabeth x104  
hoaadmin@armiva.com

## Meadowbrooke Resources

Visit the  
HOA Community  
Associations page at  
[www.armi-hoa.com](http://www.armi-hoa.com) for  
community  
information and down-  
loadable  
forms.

# The Meadowbrooke Homeowners' Association Newsletter

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 have 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 will **not** be necessary in 2023 and will remain at \$81.00 a quarter. When paying your assessments be sure to include your account number or property address on your check to ensure prompt posting to your account. Your payment due date is the first day of each quarter of the year (January, April, July, October). A late fee of 5.00 will be assessed on payments received after the 30<sup>th</sup> of the first month of the quarter. For payment options please go to [www.armi-hoa.com](http://www.armi-hoa.com) and choose "Make a Dues Payment" half way down on the left side. You have the option to do a one-time online payment, set up a recurring payment, or mail a check.

Income	
Quarterly Assessment	76,464
Interest Income-Checking Account	8
<b>Total</b>	<b>\$76,472</b>
Expense	
Postage and Handling	1,555
Grounds Maintenance	390
Mowing-Contract	26,645
Insurance	2,900
License and Permits	25
DPOR Annual Report	115
Pet Waste Removal	200
Accounting/Auditing	330
Legal Fees-Collections	4,550
Legal Fees-General	365
Management Fee-Additional Services	30
Management Fee-Contracted Services	17,862
General Repairs	4,695
Reserve Study	2,500
Stormwater Management (Drainage)	9,250
SWM-Contract	4,785
Electricity	275
<b>Total</b>	<b>\$76,472</b>
<b>2023 Income</b>	<b>\$76,472</b>
<b>2023 Expense</b>	<b>\$76,472</b>

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