



# The Reserve at Moorhead

## Homeowners' Association

Budget 2023

### Board of Directors

President  
Dawn Arruda

Secretary  
Erin Grogan

Treasurer  
Thomas Maybury

Board Members  
Justin Mount  
Chantelle Dembowski  
Laura Rehaluk

### Management Company

Austin Realty Management, Inc.  
ARMI  
P.O. Box 3413  
Warrenton, VA 20188  
540-347-1901  
hoa@armiva.com

Association Manager:  
Cathi Stanley x114  
cathi@armiva.com

Financial Accounts Manager:  
Teresa Hitt x111  
Teresa@armiva.com

Administrative Assistant:  
Elizabeth x104  
hoadmin@armiva.com

### Moorhead Resources

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

The Moorhead Association page is a link for archived newsletters, Board meeting notifications and access to downloadable forms.

## Assessments

Below, you will find the budget for the community for 2023. To remain current with the increased expenses for service contracts, insurance, and community operations, the Board of Directors found it necessary to increase the assessment to **\$113.00** per quarter, per home beginning January 1, 2023. When paying your assessment be sure to include your account number or Reserve at Moorhead 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). Late fees are assessed on payments received after the 30<sup>th</sup> of the first month of the quarter.

## 2023 Annual Budget

<b>Income</b>	
Quarterly Assessment	31,188
Interest – Checking Account	9
Interest – Reserve Accounts	915
<b>Total</b>	<b>\$32,112</b>
<b>Expense</b>	
Postage and Handling	334
Grounds Maintenance	1,000
Landscape Enhancement	923
Mowing – Contract	8,547
Insurance	2,175
Annual Corporate Report	25
DPOR Annual Report	50
Miscellaneous Expense	100
Accounting/Auditing	330
Legal Fees—Collections	358
Legal Fees—General	150
Management Fee – Additional Services	30
Management Fee – Contracted Services	7,639
Reserve Funding	6,166
Reserve Study	2,500
Snow Removal	272
Stormwater Management	1,113
Federal Taxes	134
State Taxes	40
Electricity	226
<b>Total</b>	<b>\$32,112</b>
<b>2023 Income</b>	<b>\$32,112</b>
<b>2023 Expense</b>	<b>\$32,112</b>

Proprietary for Homeowners Only

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