

Whites Mill Warbler

The Whites Mill Homeowners' Association Newsletter

B u d g e t 2 0 2 3



Board of Directors

President:

Hans Carlson

Vice President:

Clare Knauss

Secretary/Treasurer:

Kari Rice

Management Company

ARMI

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hoa@armiva.com

Association Manager:

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**Financial Accounts
Manager:**

Teresa Hitt x111
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**Administrative
Assistant:**

Elizabeth x104
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Whites Mill Resources

Visit the HOA Com-
munity Association
page at

www.armi-hoa.com
for community
information.

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 in dues will **not** be necessary in 2023 and will remain at \$210 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 first day of each quarter (January, April, July, October). Late fees are assessed on payments received after the 24th of the first month of the quarter. 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.

Income	
Quarterly Assessment	132,720
Interest Income-Checking	29
Interest Income-Reserve Accounts	953
Total	\$133,702
Expense	
Meeting Expenses	200
Postage and Handling	775
Website Fees	425
Committees/Community Events	3,000
Community Improvements	7,250
Landscape Enhancement	1,500
Mowing — Contract	35,772
Shrub/Tree Care/Replacement	10,000
Insurance	5,120
Licenses and Permits	25
DPOR Annual Report	80
Miscellaneous Expense	2,628
Accounting/Auditing	325
Legal Fees - Collections	1,300
Legal Fees-General	460
Management Fee-Additional Services	100
Management Fee - Contracted Service	11,979
General Repairs	740
Playground/Recreation Area Repairs	500
Reserve Funding	11,771
Reserve Study	3,000
SWM - Contract	5,600
Federal Taxes	750
State Taxes	150
Trash/Recyclables Collection/Removal	30,252
Total	\$133,702
2023 Income	\$133,702
2023 Expense	\$133,702