The Estates at Breyerton

Homeowners' Association, Inc.

Board of Directors

President
Joe Daly

Secretary
Matthew Plummer

Treasurer
Jim Moscardini

Member at Large
Douglas Widener

Management Company

ARMI
PO Box 3413
Warrenton, VA
20188
540.347.1901

Association Manager:
Cathi Stanley x114
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Financial Account
Manager:
Teresa Hitt x111
teresa@armiva.com

Administrative
Assistant:
Elizabeth x 104
hoaadmin@armiva.com

Visit the
Estates of Breyerton
HOA
Community
Associations 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. To remain current with increased expenses for service contracts, insurance, and community operations, the Board of Directors found it necessary to increase the assessments to **$260** per quarter, per home. 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 of the year (January, April, July, October). Late fees are assessed on payments received after the 30th 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.

2023 Annual Budget

Income	
Quarterly Assessments	30,160
Interest– Checking	5
Interest Income Reserves	27
Total	**$30,192**
Expense	
Postage and Handling	386
Trash Removal	7,301
Grounds Contract	9,610
Common Area Maintenance	500
Insurance	2,373
License Fees	30
Annual Corporate Report	25
Accounting/Auditing	300
Legal Fees– General	200
Management Fee– Additional Services	50
Management Fee– Contracted Service	6,124
Replacement Reserve Contribution	2,876
Electricity	417
Total	**$30,192**
2023 Income	**$30,192**
2023 Expense	**$30,192**

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