Meadows of Culpeper Homeowners' Association

Board of Directors

President
Jana Searle

Vice President
Andrew Williams

Secretary
Elith Williams

Treasurer
Chris Grissom

Management Company

ARMI
PO 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 Perez-Dwyer x104
hoaadmin@armiva.com

Meadows of Culpeper Resources

Visit the 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. 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 $35.00 per month. When paying your assessments be sure to include your Meadows of Culpeper property address on your check to ensure prompt posting to your account. Your payment due date is the 1st of each month. A late fee of $10 will be assessed on payments received after the 15th of the month.

Income	
Monthly Assessment	150,780
Interest	1,941
Total	**$152,721**
Expense	
Postage and Handling	3,700
Printing and Reproduction	300
Social Committee	2,500
Lake and Pond Contract	7,109
Grounds Maintenance	8,000
Landscape Enhancement	1,000
Mowing Contract	52,103
Tree Maintenance	10,000
Insurance	7,400
Annual Corporate Report	25
DPOR Annual Report	115
Playground R & M	5,000
Accounting/Auditing	3,330
Legal Fees Collections	6,595
Legal Fees - General	1,750
Management Fee Additional Services	100
Management Fee Contracted Service	31,219
Miscellaneous Expense	100
Sign Repair & Maintenance	500
Replacement Reserve	10,275
Federal Taxes	750
State Taxes	100
Electricity	750
Total	**$152,721**
2023 Income	$152,721
2023 Expense	$152,721

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