

# Meadows of Culpeper Community Homeowners' Association

Budget 2023

## Board of Directors

President  
Nargil Grigsby

Vice President  
Paul Cobert

Treasurer  
Anthony Marshall

Board Members  
Larry Ferguson  
Chris Beard

## 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  
hoadmin@armiva.com

## Meadows of Culpeper Community Resources

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

The Meadows of Culpeper Community page is a link for Board meeting notifications, downloadable forms, a link to the party room availability calendar and general 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 \$72.00 per month. When paying your assessments be sure to include your Meadows of Culpeper Community 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 10th of the month. 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 onetime online payment, set up a recurring payment, or mail a check.

<b>Income</b>	
Monthly Assessment	67,392
Interest Income—Checking Accounts	12
Interest Income—Reserve Accounts	5
<b>Total</b>	<b>\$67,409</b>
<b>Expense</b>	
Postage and Handling	895
Grounds Maintenance	500
Mowing Contract	11,475
Insurance	2,760
Annual Corporate Report	50
DPOR Annual Report	50
Miscellaneous Expense	1
Pest Control	991
Club/Pool House Repairs	10,000
Pool Management Contract	1,785
Pool/Recreation Center Maintenance	2,325
Accounting/Auditing	305
Legal Fees – Collections	2,000
Legal Fees - General	100
Management Fee – Additional Services	630
Management Fee – Contracted Services	9,300
Reserve Funding	11,000
Reserve Study	2,500
Snow Removal	2
Internet Fees	2,880
Electricity & Water	6,970
Natural Gas	890
<b>Total</b>	<b>\$67,409</b>
<b>2023 Income</b>	\$67,409
<b>2023 Expense</b>	\$67,409

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